

ORDINANCE NO. 1008 N.S.

AN ORDINANCE OF THE CITY OF EL PASO DE ROBLES
AMENDING THE UPTOWN/TOWN CENTER SPECIFIC PLAN
(SPECIFIC PLAN AMENDMENT 14-001 - CITY INITIATED)

WHEREAS, the Uptown/Town Centre Specific Plan (UTCSP) was adopted by the City Council on May 3, 2011; and

WHEREAS, with the adoption of the UTCSP the City Council adopted a policy to conduct semi-annual reviews of the Plan to consider making adjustments to the plan; and

WHEREAS, the property at 1745 Spring Street was developed as a multi-tenant commercial center under C-2 Zoning prior to adoption of the UTCSP; C-2 Zoning allowed occupancy of commercial spaces with retail and personal service (barber/beauty, printing, laundries, tailors, etc.) uses; and

WHEREAS, the UTCSP rezoned 1745 Spring Street to T-3F in which retail and personal service uses are not permitted uses; and

WHEREAS, although Section 5.3.E.4 of the UTCSP would allow continued occupancy of leasable spaces at 1745 Spring Street with retail and personal service uses as nonconforming uses, it is possible that a particular retail or personal service use may be discontinued and considered to be abandoned and thereby ineligible for re-establishment, thereby causing confusion and creating an investment risk; and

WHEREAS, at its meeting of January 14, 2014, the Planning Commission interpreted the UTCSP to allow continued retail and personal services in this commercial center, however, that decision would best be memorialized by amending Table 5.3-1 to insert notes to make this explicit; and

WHEREAS, in the TC-1 Zone, gyms, health/fitness spas, racquetball courts, skating rinks, etc. are conditional uses, whereas studios for dance, martial arts, art, music, etc. are permitted uses; some gyms and health/fitness spas were established in the TC-1 Zone prior to adoption of the UTCSP as permitted uses; and

WHEREAS, there does not seem to be a practical difference among gyms, health/fitness spas, and dance or martial arts studios; and

WHEREAS, the UTCSP provides for expansion of the downtown and the TC-1 Zone north from 14th Street to 16th Street; the TC-1 Zoned area between 14th and 16th Streets east of Spring Street is mostly developed with residential buildings; the allowable building types in the TC-1 Zone are limited to large commercial and large residential buildings such as flex block, flex shed, stacked dwellings, and courtyard housing; and

WHEREAS, property owners of individual standard West Side Lots in this area have sought to invest in improvements that introduce commercial and office uses within buildings that are essentially smaller residential building design such as duplex, rear yard duplex, triplex, etc.; use of such smaller residential buildings for commercial uses is permitted in other commercial zones in the UTCSP area; and

WHEREAS, conversion of the TC-1 Zoned area between 14th and 16th Streets east of Spring Street to a downtown development pattern will likely take many years to become financially feasible; and

WHEREAS, in order to encourage continued investment in the TC-1 Zoned area between 14th and 16th Streets east of Spring Street until such time that a downtown development pattern is feasible, the City Council finds it advantageous to allow the full range of residential building to be built; and

WHEREAS, in July 2013, the City Council adopted Ordinance 991 N.S., which updated the Zoning Code's Off-Street Parking regulations, which apply outside of the UTCSP area, to provide that for hotels with integral "accessory uses open to the public" such as restaurants and conference rooms, the parking requirement would be 70 percent of the combined parking requirements assessed for hotel rooms (and employees) and the accessory uses; the rationale for this incentive is that many of the patrons of the accessory uses would also be patrons of the hotels; and

WHEREAS, it would be consistent with policy statements in the General Plan, UTCSP, and Economic Strategy calling for efforts to promote a vibrant Downtown to allow hotels in the UTCSP area to provide such accessory uses and be eligible for the same parking incentives that apply to hotels located outside of the UTCSP area by Ordinance 991 N.S.; and

WHEREAS, the off-site parking spaces regulations in Section 5.7.2.B need to be amended so as to refer only to Subsections A and B of Section 21.22.090 of the regular Zoning Code, pertaining to recordation of a parking agreement and continued compliance with the code requirements for certain numbers of parking spaces, rather than to Section 21.22.090 as a whole because the radii from the site needing off-site parking differ between Section 5.7.2 and Section 21.22.090; and

WHEREAS, the original UTCSP presented only nine architectural styles to guide development and redevelopment of residential and commercial buildings; the Architectural Style Guidelines set forth in Section 5.5.3 were specifically adopted as being advisory rather than mandatory; Section 5.5.3.C notes that, "In addition to the nine architectural styles, there are other architectural styles, such as "bungalow", "prairie", "colonial", "farmhouse", which the City finds to be compatible with, and complementary to, the nine benchmark styles; and the City may prepare an appendix to this Specific Plan to be composed of photographs, drawings, and text to catalog and explain the complementary architectural styles"; and

WHEREAS, having approved development plans for hotels and parking structure liner buildings for the Oxford Inn and Pine Street Promenade Projects that allowed the floor areas for 3rd and 4th stories to exceed the percentage limits set forth in Sections 5.5.1.F.12.b and 5.5.1.13.b using provisions set forth in Sections 5.1.D.4 and 5.5.1.F, it is deemed appropriate to amend Sections 5.5.1.F.12.b and 5.5.1.13.b to provide for flexibility in application; and

WHEREAS, at its meeting of August 19, 2014, the City Council directed staff to prepare an ordinance to regulate fortunetelling and related services (e.g., card reading, palmistry, psychics, etc.) to provide that such uses be subject to approval of a conditional use permit in mixed-use and commercial zones except TC-1; and

WHEREAS, Section 5.3.E.2 of the UTCSP was constructed to read the same as Section 21.20.130 of the City’s Zoning Code; and

WHEREAS, there exists conflicts between Sections 21.16A.020 and 21.20.130 of the City’s Zoning Code pertaining to process for considering and approving exceptions to building height limits, which are proposed to be resolved via a code amendment to revise both sections; and

WHEREAS, State Law enacted pursuant to SB 2 (2007) requires that Transitional and Supportive Housing be permitted by right in all zones in which residential use is allowed, and pursuant to SB 745 (2013) amended definitions of Transitional Housing, Supportive Housing, and Target Population (as it applies to Transitional and Supportive Housing); and

WHEREAS, at a meeting held on September 23, 2014, the Planning Commission took the following actions regarding this ordinance:

- a. Considered the facts and analysis, as presented in the staff report prepared for this project;
- b. Held a public hearing to obtain public testimony on the proposed ordinance;
- c. Recommended that the City Council approve a Negative Declaration for the proposed ordinance;
- d. Recommended that the City Council approve the proposed ordinance; and

WHEREAS, based on information received at its meeting on October 7, 2014 the City Council took the following actions regarding this ordinance:

- a. Considered the facts and analysis, as presented in the staff report prepared for this project;
- b. Held a public hearing to obtain public testimony on the proposed ordinance;
- c. Considered the Planning Commission’s recommendations from its September 23, 2014 public meeting to approve the proposed ordinance;
- d. Adopted a resolution to approve a Negative Declaration for the proposed ordinance;
- e. Introduced said ordinance for the first reading; and

WHEREAS, on October 21, 2014 the City Council held a second reading of said ordinance,

NOW, THEREFORE, the City Council of the City of El Paso de Robles does hereby ordain as follows:

SECTION 1: Table 5.3-1, Allowed Land Uses and Permit Requirements, is amended as follows:

Page #	Change
5-10 and 5-12	Change “Gyms, health/fitness spas, racquetball courts, skating rinks, etc.” to remove “gyms and health/fitness spas” from that category and relocate them to the “Studios – Art, dance, martial arts, music, etc.” category.

SECTION 2: Table 5.3-1, Allowed Land Uses and Permit Requirements, is amended as follows:

Page #	Change
5-11	Insert a “P*” in the T-3F column for “Personal and business support...” and for “Retail Sales...” and in the “Specific Use Regulations” (far right) column, for both uses, add a note that reads: “* Applies only to the existing multi-tenant commercial center at 1740 Spring Street.”

SECTION 3: Table 5.3-1, Allowed Land Uses and Permit Requirements, is amended as follows:

Page #	Change
5-10	Insert a row entitled “Fortunetelling and related services (card reading, psychics, palmistry, etc.)” between “Food Products” and “Gyms,...” and insert “CUP” in the T-3F, T-4F, T-4NC, TC-2, and RC Zone columns and dashes (“-”) in the T-3N, T-4N, and TC-1 Zone columns.

SECTION 4: Table 5.3-1, Allowed Land Uses and Permit Requirements, is amended as follows:

Page #	Change
5-14	In the Transitional and Supportive Housing row, add a “P” to the TC-1, TC-2, and RC Zone columns and change the text in the Specific Use column to read: “see definitions in Section 5.9”.

SECTION 5: Subsection E.2 of Section 5.3, Exceptions to Building Height Limits, is amended as follows:

Page #	Change
5-18	Change this section to read as follows: “Chimneys, silos, cupolas <u>and/or architectural roof and tower features that do not enclose habitable space</u> , flagpoles, monuments, gas storage holders, radio and other towers, water tanks, church steeples and similar structures and mechanical appurtenances may be permitted in excess of height limits specified for each zoning district, subject to approval of a site plan by the development review committee, except as provided in Section 21.20.080 (public utility distribution and transmission lines).”

SECTION 6: Subsection C of Section 5.4.1, T-3 Neighborhood (T-3N) Zone Standards, is amended as follows:

Page #	Change
5-25	Change the minimum side yard setbacks for one-story buildings to read: “5 feet”.

SECTION 7: Subsection B of Section 5.4.6, TC-1 Zone Regulations, is amended as follows:

Page #	Change
5-35	Add the following text beneath the Building Types and Heights Table: “Note: For lots in the area between 14 th and 16 th Streets, as denoted in Appendix 1-B, all types of residential buildings may be constructed.”

SECTION 8: Subsection G of Section 5.4.6, TC-1 Zone Regulations, is amended as follows:

Page #	Change
5-36	Add the following text beneath the Parking Requirements Table: “Note: For hotels with accessory uses open to the public (e.g., restaurants and conference rooms), the parking requirements for accessory uses may be no less than 30 percent of the 1 space for 400 square foot requirement.”

SECTION 9: Subsection G of Section 5.4.7, TC-2 Zone Regulations, is amended as follows:

Page #	Change
5-38	Add the following text beneath the Parking Requirements Table: “Note: For hotels with accessory uses open to the public (e.g., restaurants and conference rooms), the parking requirements for accessory uses may be no less than 30 percent of the 1 space for 400 square foot requirement.”

SECTION 10: Subsection G of Section 5.4.8, RC Zone Regulations, is amended as follows:

Page #	Change
5-40	Add the following text beneath the Parking Requirements Table: “Note: For hotels with accessory uses open to the public (e.g., restaurants and conference rooms), the parking requirements for accessory uses may be no less than 30 percent of the 1 space for 400 square foot requirement.”

SECTION 11: Table 5.5.1, Building Type Standards by Zone, is amended as follows:

Page #	Change
5-43	<ul style="list-style-type: none"> a. In the “12. Liner” row, replace “3” with “4” in the RC-Zone column; b. In the “13. Flex Block” row, replace “3” with “4” in the RC-Zone column; c. In the “13. Flex Shed” row, replace “3” with “4” in the TC-1, TC-2, and RC-Zone columns.

SECTION 12: Subsection F.12 of Section 5.5.1, Requirements for Individual Building Types, is amended as follows:

Page #	Change
5-70	<p>For Liner buildings, amend Subsection “b” to read as follows:</p> <p>b. Building Size and Massing Standards</p> <ul style="list-style-type: none"> i. Maximum Height ratios for various Liner Buildings are as follows: <ul style="list-style-type: none"> 2.0 stories: 100% 2 stories 3.0 stories: 100% 2 stories, 50% 3 stories 4.0 stories: 100% 3 stories, <u>50%</u> 25% 4 stories ii. Maximum building length along primary street frontage: 350 feet iii. The overall form of such buildings can be of a singular volume or of a primary volume with smaller ones attached, as particular design elements or transition to surrounding buildings. iv. Buildings may contain any of three types of dwellings: flats, town houses and lofts. v. Each dwelling shall have at least one side exposed to outdoors with direct access to at least a patio, terrace or balcony.

SECTION 13: Subsection F.13 of Section 5.5.1, Requirements for Individual Building Types, is amended as follows:

Page #	Change
5-71	<p>For Flex Block buildings, change Subsection “b” to read as follows:</p> <p>b. Building Size and Massing Standards</p> <ul style="list-style-type: none"> i. Height ratios for various Flex Blocks are as follows: <ul style="list-style-type: none"> 2.0 stories: 100% 2 stories 3.0 stories: 100% <u>3</u> 2 stories, 50% 3 stories 4.0 stories: 100% 3 stories, <u>50%</u> 25% 4 stories ii. Maximum building length along primary street frontage: 150 feet

SECTION 14: Subsection F.14 of Section 5.5.1, Requirements for Individual Building Types, is amended as follows:

Page #	Change
5-73	<p>For Flex Shed buildings, change Subsection “b” to read as follows:</p> <p>b. Building Size and Massing Standards</p> <ul style="list-style-type: none"> i. <u>Height ratios for various flex sheds are as follows:</u> Maximum height: 3 stories. <ul style="list-style-type: none"> <u>2.0 stories: 100% 2 stories</u> <u>3.0 stories: 100% 3 stories</u> <u>4.0 stories: 100% 3 stories, 50% 4 stories</u>

SECTION 15: Subsection B of Section 5.7.2, Parking Standards, is amended as follows:

Page #	Change
5-104	<p>Revise this section to read as follows (adding underlined text):</p> <p>Shared & Off-site Parking. The intent of this Plan is to allow and encourage the creation of shared parking areas by multiple property owners. Therefore, parking requirements may be met by the provision of spaces in off-site lots. Off-site parking shall be located within a 1,250 foot walking distance (corresponding to a five minute walk) of the use it is intended to serve. Where approved by the review authority, off-site parking may be located at a more remote site. In considering a request for off-site parking at a distance greater than 1,250 feet, the review authority shall consider whether adequate provisions, such as shuttle service, have been provided to bring drivers from the parking to the site. In order to assure that off-site parking spaces are available in the future, all off-site parking spaces are subject to the requirements of <u>Subsections A and B of Section 21.22.090</u> (location of parking facilities) of the Zoning Code.</p>

SECTION 16: Subsection C of Section 5.7.2, Parking Standards, is amended as follows:

Page #	Change
5-104	<p>Revise this section to change the text above the table with the parking space and lot dimensions to read as follows:</p> <ul style="list-style-type: none"> 1. Parking space and lot dimensions. Parking lots and stalls shall be designed with the following <u>minimum dimensions set forth in the table below, subject to the provision that up to 30 percent of all required spaces may be designed and designated for compact cars with stalls that are 8 feet wide and 16 feet long.</u>

SECTION 17: Section 5.9, Definitions, is amended as follows:

Page #	Change
5-125	<p>a. Change the definition of Supportive Housing to read: "Supportive housing means housing with no limit on length of stay, that is occupied by the target population, and that is linked to an onsite or offsite service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community."</p> <p>b. Change the definition of Transitional Housing to read: "Transitional housing means buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance."</p> <p>c. Add a definition of "Target Housing" to read": "Target population" means persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people."</p>

SECTION 18: Appendix 1 Table of Contents and Appendix 1-B, Map of TC-1 Zoned Lots Between 14th and 16th Street on Which All Types of Residential Buildings May Be Built, is hereby added to the plan as shown in Exhibit A of this ordinance.

SECTION 19: Appendix 2 Table of Contents (Page A-2-ii) and Appendix 2B, Complementary Architectural Styles, are hereby added to the plan as shown in Exhibit B of this ordinance.

SECTION 20. Publication. The City Clerk shall cause this ordinance to be published once within fifteen (15) days after its passage in a newspaper of general circulation, printed, published and circulated in the City in accordance with Section 36933 of the Government Code.

SECTION 21. Severability. If any section, subsection, sentence, clause, or phrase of the Ordinance is, for any reason, found to be invalid or unconstitutional, such finding shall not affect the remaining portions of this ordinance.

The City Council hereby declares that it would have passed this ordinance by section, subsection, sentence, clause, or phrase irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases are declared unconstitutional.

SECTION 22. Inconsistency. To the extent that the terms or provisions of this ordinance may be inconsistent or in conflict with the terms or conditions of any prior City ordinance(s), motion, resolution, rule, or regulation governing the same subject matter thereof, such inconsistent and conflicting provisions of prior ordinances, motions, resolutions, rules, and regulations are hereby repealed.

Introduced at a regular meeting of the City Council held on October 7, 2014, and passed and adopted by the City Council of the City of El Paso de Robles on the 21st day of October, 2014 by the following vote:

AYES: Strong, Hamon, Martin, Steinbeck, Picanco
 NOES:
 ABSENT:
 ABSTAIN:



 Duane Picanco, Mayor

ATTEST:


 Caryn Jackson, Deputy City Clerk

Appendix 1: Regulating Plan

APPENDIX 1: TABLE OF CONTENTS

1A Regulating Plan Map

1B Map of TC-1 Zoned Lots Between 14th and 16th Street on Which All Types of Residential Buildings May Be Built

Appendix 2: Architectural Guidelines

APPENDIX 2: TABLE OF CONTENTS

Section

2A Pages 5:49 – 5:99 of Original Specific Plan *

Victorian (Residential Character)	5:49
Victorian (Commercial Character)	5:55
Craftsman	5:61
Spanish Revival (Residential Character)	5:67
Spanish Revival (Commercial Character)	5:75
Main Street Commercial	5:83
Warehouse Industrial	5:91
Art Deco	5:99
English Arts and Crafts	5:99

2B Complementary Architectural Styles

* Full-sized (11" x 17") copies of these pages (in pdf format) are available on the City's web site (see link below) and at the Community Development Department, 1000 Spring Street, Paso Robles , CA 93446; (805) 237-3970; Planning@prcity.com.

www.prcity.com/government/departments/commdev/planning/pdf/uptown-towncentre/UptownSP-Chapter5.pdf

APPENDIX 2B: COMPLEMENTARY ARCHITECTURAL STYLES

This Appendix provides a catalog of architectural styles for residential and commercial development that complement the 9 styles presented in Appendix 2A. As noted in Section 5.5.3.B, the architectural style guidelines presented in this specific plan are not mandatory. They serve to guide development and redevelopment by providing suggested styles. Existing buildings in the specific plan area exhibit a broad range of architectural styles beyond the 9 styles presented in Appendix 2A. Many of these additional styles make a positive contribution to the visual character of the specific plan area. The residential and commercial styles presented in Appendix 2B are presented to show examples of styles that are generally-acceptable in the specific plan area. These are not an exhaustive list of styles, but serve to help illustrate that there are more acceptable styles than the 9 presented in Appendix 2A. In similar manner, the features described in the following pages are not mandatory but serve to suggest treatments that builders might consider.

RESIDENTIAL ARCHITECTURAL STYLES

The styles presented in pages A-2Biii – xviii are for residential buildings, including single and multi-family buildings.

COMMERCIAL ARCHITECTURAL STYLES

The styles presented in pages A-2Bxix – xxiv are for commercial buildings. It should be noted that residential styles are appropriate in commercial zones, particularly for office buildings.

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Bungalow – Farmhouse



1520 Olive Street

Component	Aspect	Notes
Roof	Design	Dutch hip, gable faces side yard
	Pitch	6 – 8/12
	Eave overhang	about 12 inches
	Materials	Asphalt composition
	Special features	Note chimney in middle
Windows	Styles	sliders with muntins
	Spacing	Mostly regular
	Trim/borders	Wood
Elevations	Treatments/articulation	1 plane
	materials	Wood shiplap siding
	Special features	
Frontage	Type (porch, stoop)	Porch was enclosed with siding and windows
	Special features	
Other		

Farmhouse - Victorian



530 – 9th Street

Component	Aspect	Notes
Roof	Design	Gable parallel to street with Tee gable end that faces street
	Pitch	8 - 10/12
	Eave overhang	12 inches
	Materials	Asphalt composition
	Special features	
Windows	Styles	double-hung
	Spacing	Regular
	Trim/borders	Wood
Elevations	Treatments/articulation	One panel
	materials	Wood shiplap siding
	Special features	
Frontage	Type (porch, stoop)	Porch (add-on facing street)
	Special features	
Other		

Farmhouse



1233 Olive Street

Component	Aspect	Notes
Roof	Design	Gable parallel to street with two levels
	Pitch: tall, medium, minimal	6 – 8/12
	Eave overhang	12 inches
	Materials	Asphalt composition (architectural grade)
	Special features	
Windows	Styles	double-hung with muntins and mullions
	Spacing	Regular
	Trim/borders	Wood with wooden shutters
Elevations	Treatments/articulation	3 planes
	materials	Wood tongue and groove siding
	Special features	Stone chimney
Frontage	Type (porch, stoop)	Porch
	Special features	
Other		

Farmhouse



535 – 8th Street

Component	Aspect	Notes
Roof	Design	Jerkinhead or clipped hip with gable parallel to street
	Pitch	8 - 10/12
	Eave overhang	10 - 12 inches
	Materials	Asphalt composition
	Special features	
Windows	Styles	double-hung with muntins
	Spacing	Regular – on either side, but not in middle
	Trim/borders	Wood with shutters
Elevations	Treatments/articulation	One panel, but visually broken with porch
	materials	Wood tongue and groove siding
	Special features	
Frontage	Type (porch, stoop)	Covered porch full width of house
	Special features	
Other		

New England Colonial



25 – 12th Street

Component	Aspect	Notes
Roof	Design	gable parallel to street
	Pitch	8 - 10/12
	Eave overhang	6 inches
	Materials	Asphalt composition
	Special features	Dormers – symmetrically set
Windows	Styles	double-hung with muntins and mullions
	Spacing	Regular
	Trim/borders	Wood with wooden shutters
Elevations	Treatments/articulation	One panel
	materials	Wood tongue and groove siding
	Special features	Brick chimney
Frontage	Type (porch, stoop)	Covered entryway porch/stoop with tee gable facing street
	Special features	
Other		

Farmhouse



5 - 17th Street

Component	Aspect	Notes
Roof	Design	Multiple gables and dormers
	Pitch	6/12
	Eave overhang	10 inches
	Materials	Asphalt composition (architectural grade)
Windows	Special features	Multiple roofs
	Styles	Double-hung with muntins
	Spacing	Regular
Elevations	Trim/borders	Wood with architectural articulation
	Treatments/articulation	Several planes
	materials	Hardie board shiplap siding
Frontage	Special features	Scalloped shingles under gable end
	Type (porch, stoop)	Covered porch with filigreed knee braces
Other	Special features	

Multi-Family Farmhouse



810 – 29th Street (Oak Park)

Component	Aspect	Notes
Roof	Design	Multiple gables
	Pitch	5/12
	Eave overhang	18 - 20 inches)
	Materials	Asphalt shingle (architectural grade)
	Special features	Knee braces
Windows	Styles	double-hung with mullions and inlaid muntins
	Spacing	Regular
	Trim/borders	Wood
Elevations	Treatments/articulation	Multiple planes
	Materials	Hardie board shiplap
	Special features	
Frontage	Type (porch, stoop)	Some entrances via porches; others have cover, but no porch or stoop
	Special features	
Other		

Prairie



1344 Oak Street

Component	Aspect	Notes
Roof	Design	Hipped
	Pitch	4 – 5/12
	Eave overhang	about 24 inches
	Materials	Metal standing seam
	Special features	Ceiling joists extend beneath eaves
Windows	Styles	Picture windows with muntins at corners; single-paned squares in center recessed areas
	Spacing	At corners of building and centered in recessed plane
	Trim/borders	vinyl
Elevations	Treatments/articulation	Multiple planes
	Materials	Corrugated metal vertical siding and shiplap wood panel accents to emulate shingles
	Special features	Shallow white arbor features over lower level windows
Frontage	Type	Semi-circle covered entry at grade (no step); double glass doors
	Special features	
Other		

Farmhouse



1020 Vine Street

Component	Aspect	Notes
Roof	Design	Dutch hip
	Pitch	5 - 6/12
	Eave overhang	about 15 inches
	Materials	Asphalt composition (architectural grade)
	Special features	
Windows	Styles	casement with muntins
	Spacing	Mostly regular
	Trim/borders	Wood
Elevations	Treatments/articulation	Multiple planes
	materials	Shiplap Hardie board
	Special features	Second story is setback
Frontage	Type (porch, stoop)	covered entryway at grade
	Special features	
Other		

Farmhouse



935/945 - 12th Street

Component	Aspect	Notes
Roof	Design	Gable parallel to street with Tee gable end that faces street
	Pitch	6/12 on upper roof; 4 – 5/12 on lower roof
	Eave overhang	about 8 inches
	Materials	Asphalt composition
Windows	Special features	
	Styles	1 st floor: Storefront windows with muntins; 2 nd floor: casement with muntins
	Spacing	Regular
	Trim/borders	Wood
Elevations	Treatments/articulation	2 planes: second story is set-back
	materials	Hardie board shiplap siding
	Special features	
Frontage	Type (porch, stoop)	porch
	Special features	
Other		