



21.15.090.G Architectural Styles - RANCH

Standard		Applicant Response			Planning Staff Only	
		☐	Page #	Response – Provide a brief description	☐	Explanation (if not marked as complete)
G	Architecture					
G.1	All buildings utilizing the Ranch style shall include the following:					
	Low- to moderate-pitch hipped, gable roofs, or gable-on-hip. Roof pitch shall be low or intermediate (from 6:12 to 8:12); No more than 20% of the roof shall be flat	☐			☐	
	Roofs shall utilize architectural grade asphalt shingles, flat cement tiles, or composite tiles which mimic the appearance of wood shingles. Bay windows on the first story, if included, may utilize metal or copper roof materials	☐			☐	
	Eaves shall be prominent (minimum eighteen (18) inches along primary elevation) with exposed rafter tails or beams	☐			☐	
	Exterior body materials shall consist of horizontal clapboard siding, board-and-batten siding, shingle siding, brick, stone, or stucco. Stucco shall have a smooth, sand, or dash finish. Lace and skip trowel stucco finishes are prohibited	☐			☐	
	Windows shall feature a wood, steel or aluminum exterior frame	☐			☐	
	Facade colors shall be earth tones, whites, grays, or muted blues or greens	☐			☐	
	Trim shall be brighter than the primary color	☐			☐	
G.2	In addition to the above, detached single-family Ranch buildings shall include at least two (2) of the following features; small multifamily buildings (ten (10) units or less) and commercial buildings shall include at least three (3) of the following features; large multifamily and mixed-use buildings eleven (11) or more units) shall include at least four (4) of the following features:					
	A bay window on the front façade	☐			☐	
	A picture window on the front façade	☐			☐	
	A porch recessed under the primary roof on the main façade	☐			☐	
	Circular moon gates at front entrance	☐			☐	
	Cupolas	☐			☐	



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	Dutch or French doors	☐			☐	
	Decorative gable details	☐			☐	
	Framed, louvered, or plank -style shutters, window boxes, or balconettes on at least twenty (20) percent of the windows of a publicly visible elevation	☐			☐	
	Gable ends filled with clerestory windows	☐			☐	
	Hexagonal or octagonal decorative windows	☐			☐	
	Horizontal board siding	☐			☐	
	Oversized eaves, extending at least five (5) feet from the facade, supported by columns or other supports	☐			☐	
	Plain, painted wood doors	☐			☐	
	Roof dormers	☐			☐	
	Scalloped bargeboards	☐			☐	
	Wide brick chimney on the front or street-facing façade	☐			☐	
	Wood screen	☐			☐	
	Wrought iron front porch column	☐			☐	