

5.0 Design Standards for Single-Family Residential Construction and Remodels

5.1 Applicability

This Section provides general design standards that are applicable to construction or remodeling of single-family residential homes throughout the City's non-historic areas.

5.2 Objectives

The design of each project should work toward achieving the following objectives:

1. Building design, both new and remodeled, should be compatible with the pattern language of the neighboring buildings in size, scale, proportion and style.
2. Encourage conservation of natural resources by encouraging building methods and materials that use resources more efficiently. Fit form to function, use local materials, reduce construction waste, support restoration, and design for long term use.
3. Support in-fill projects while assuring compatibility with existing residential neighborhoods.

5.3 Architectural Design Standards

5.3.1 New Construction (other than as part of a new subdivision, i.e., 'In-Fill')

- a. The intent of the new construction's presentation should be to retain the uniqueness and Mother Lode charm so as to "fit" into the traditional Jackson residential environment.
- b. Any new front yards should match the dimensions of other front yards along the street.
- c. Parking on site should be visually subordinate to the residential character of the street.
- d. Garages, carports, outbuildings, etc., should not be 'street forward' and of materials and styles that blend with the existing structures and neighborhood.
- e. Maintain the average scale of one- and two-story buildings along the street.
- f. Maintain the similarity of building heights. The apparent height of the primary façade should not exceed two stories.
- g. Use roof forms that are similar in scale and character to the neighborhood and to those used historically.
- h. Porches are especially characteristic of the Mother Lode Style. Although a wide variety of design details for porches is found, the

basic organization of a porch as an entry element is an important feature that should be included, where appropriate.

5.3.2 Additions to Existing Structures

- a. Residential additions shall be compatible and in context with the same general scale, proportion, massing, and detailing as the original structure and should not be a stark contrast.
- b. The design of a new addition shall incorporate the main characteristics of the existing structure. This may include: The extension of architectural lines from the existing structure to the addition; repetition of bays, windows, and entrance spacing; use of harmonizing colors and materials; and the inclusion of similar architectural details (e.g., window/door trim, lighting fixtures, stone/brick decoration). A new addition that creates an appearance inconsistent with the character of the building is inappropriate. (See Figure 2-12 Compatible Design in Building Additions)