



TOWN OF FIRESTONE SINGLE-FAMILY RESIDENTIAL ARCHITECTURE REVIEW

In order to promote high-quality residential development and construction, the Town of Firestone Planning Division reviews and approves the architecture of all single-family detached and attached dwelling units.

The purposes for the review include:

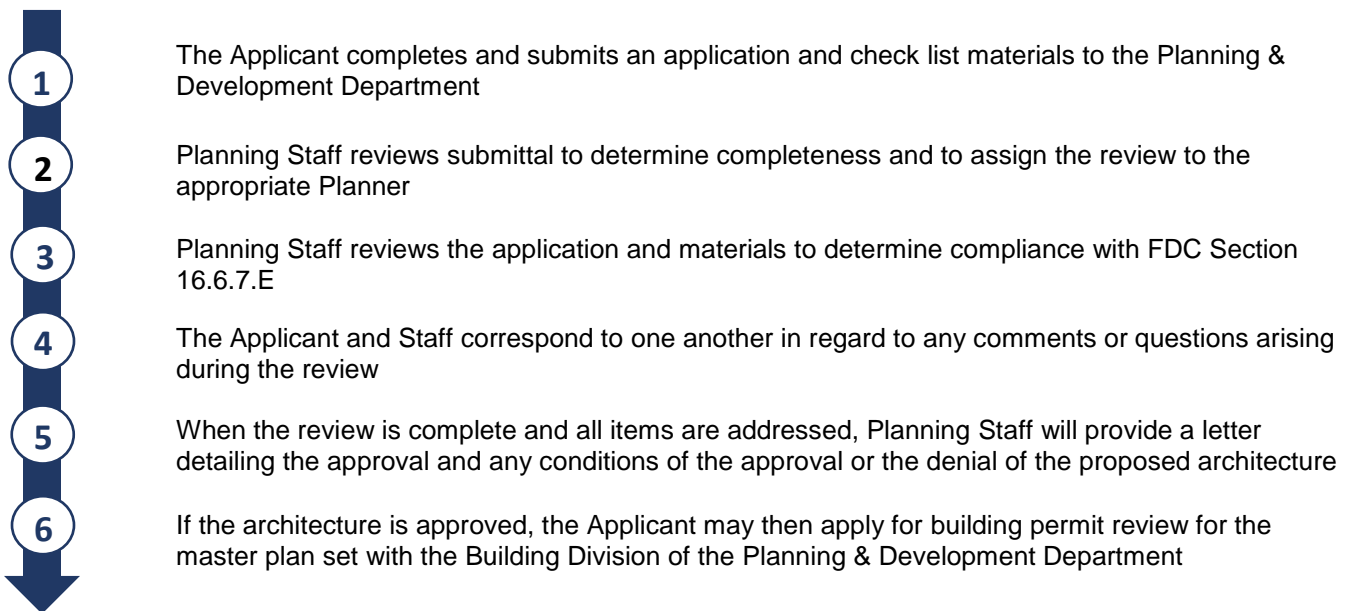
- Promoting new residential developments that are distinctive and have character
- Encouraging and ensuring creativity in design and architectural interest on all sides of single-family detached and attached dwelling units that results in attractive, long-lasting neighborhoods
- Providing variety and visual interest in the exterior design of residential buildings
- Enhancing the residential streetscape.

This handout conveys the process and standards in which the architecture of single-family dwelling units are reviewed. The standards can also be found in Section 16.6.7.E of the Firestone Development Code (FDC).

The architecture of the dwelling unit must be reviewed and approved by the Planning Division prior to submitting the plan to the Building Division with a building permit application, including a master permit application. Please follow the process below to ensure architecture approval is obtained prior to submitting Building Division Review.

The review takes approximately 2 weeks to complete and an approval is valid for 2 years.

Process



Submittal Check List

Please ensure the following items are submitted along with a development review application. Please do not submit the full plan set required for building permit review.

- Complete development review application
- This submittal check list
- Review fee (see how to determine the appropriate fee below)
- Floor plan(s) for each model
- Roof plan
- Elevations of all 4 sides including enhanced elevations of each model and each design style proposed
- Narrative describing how the architecture meets the FDC Section 16.6.7.E

Fee Determination

The fee for the residential architecture review is based on the number of plan models submitted and the number of and design styles (elevations) being reviewed for each model plan.

The fee is \$300 per model plan plus \$100 per additional elevation style for each model plan.

For example, if there are 4 proposed model plans submitted and each plan has 2 elevation design styles (e.g. farmhouse and craftsman), the total fee for the review is $(\$300 + \$100) \times 4 = \$1,600$.

Standards

Please see the Firestone Development Code Section 16.6.7.E for the complete set of standards. In general, the standards describe the details and elements expected for all single-family residential dwelling units:

- The number of windows and doors per story
- The use of wall plane changes
- Roof variation and pitch
- Details of the type of enhancements that are required for elevations adjacent to streets, open space, parks and trails; enhancements include additional windows, wall plane changes, covered deck or porch, additional special design elements consistent with the style of the model carried to the enhanced elevation, and or additional changes in materials
- Orientation of the garage to the street and to the front of the house and the width of a front-loaded garage door on a single story dwelling unit
- Orientation of front door to the street
- The presence of a covered front porch
- Quality and durability of building materials
- Appropriate use and location of building materials

Alternative Equivalent Compliance (see Section 6.1 of the FDC) may be used to propose alternative means of complying with the intent of Section 16.6.7.E.