CITY OF BATTLE GROUND
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION: (360) 342-5047 / BUILDING DIVISION (360) 342-5046

NEIGHBORHOOD DESIGN STANDARDS
(BGMC 17.106.040C)

The Rule of Five: Achieving Architectural Variety

The Battle Ground Municipal Code states that no five (5) or fewer lots in a row (2, 3, 4, 5), shall have house facades (fronts) that look the same. They must be substantially different beyond mirrored plans, garage or window relocation, and shall include a minimum of two (2) architectural features which differentiate the houses from one another.

Examples of previously accepted features include: front porches, dormers, gables, bay windows, hipped or pitched roofs or other such architectural elements. Siding materials in combination with bay windows or other window shapes, sizes and locations can be used as **one** of the two differences necessary. Other features are encouraged, and are approved on a case by case basis.

Garage Location:

- Garages with entry doors facing the street must be set back from the front face of the residential structure, including front porches, by a minimum of four (4) feet. To qualify as a front porch under this subsection, the porch must extend the remaining width of the front building façade.
- Garages with entry doors perpendicular to the right-of-way are permitted forward of the front face of the house and in the front yard setback. The street facing side must have windows, doors or other architectural treatments covering at least thirty (30) percent of the wall.
- Where houses are served by alleys, all garages and on-site parking shall be accessible from the alley and the façade of the house facing the public street shall be designed as the front of the house including, but not limited to, a primary building entrance consisting of inward swinging door(s), porches, windows and pathways to the public sidewalks.

Required Elements: (each house must have the following features)

- Covered entry or porch for the primary entrance facing the public or private street
- Minimum 6:12 pitch for the main portion of the roof
  (Roofs with a lower pitch are acceptable if they contain multiple roof lines, gables, dormers or other features which reduce the visual impact of the lesser pitched roof.)
- Contain eaves of a minimum of six (6) inches

Optional Elements: (each house must have <u>at least five (5)</u> of the following features)

- Attached or detached garage
- Bay window(s) facing the street
- Cross gable roof (separate gable ends that intersect meeting in a valley)
- Roof dormers
- Trim a minimum of two inches wide around the windows facing a public street
- Varied roof line with at least one intersecting plane

For questions regarding architectural variety contact the Community Development Department.