

- iii. A base treatment at the ground floor consisting of a material such as stone, brick masonry, or other material distinct from the remainder of the façade and projecting at least one inch from the wall surface of the remainder of the building.
 - iv. Setting back the top floor(s) of the building at least five feet from the remainder of the façade.
 - v. Balconies and/or porches accessible by a single living unit in a staggered or consistent pattern.
2. Façade transparency/limitation on blank walls.
- a) At least 20 percent of the area of each street-facing facade of a residential building must consist of windows, doors, portico, or other openings. No wall that faces a sidewalk, pedestrian walkway, or publicly accessible outdoor space shall run in a continuous plane of more than 30 feet without a window, door, or other opening.
3. Roofline
- a) Minimum roof slope: 3:12.
 - b) Minimum roof eave overhang, twelve (12) inches.
4. Exterior theme
- a) Buildings shall carry the same theme on all elevations. For the purposes of this standard, a theme includes primary (non-accent) materials and colors.
 - b) Affordable units and market rate units in the same development shall be constructed of the same or similar exterior materials and details such that the units are not distinguishable.
5. Screening.
- a) All exterior mechanical and electrical equipment shall be screened or incorporated into the design of buildings so as not to be visible from the street. Equipment to be screened includes, but is not limited to, all roof-mounted equipment, air conditioners, heaters, utility meters, cable equipment, telephone entry boxes, backflow preventions, irrigation control valves, electrical transformers, pull boxes, and all ducting for air conditioning, heating, and blower systems. Screening materials shall be consistent with the exterior colors and materials of the building.