

15.06.020 Submission of Plans; Design Standards

- A. The applicant shall submit two (2) sets of plans, two (2) copies of the Plat of survey, heat calculations and an erosion control plan for all new one-or-two family dwellings. In addition the submittal shall also include a list of the selected design features listed below.
- B. All new one and two-family dwellings shall have a minimum width of 26 feet and a minimum roof pitch of 4:12; and a minimum 7 ¼" wide fascia and rake trim.
- C. Buildings on corner lots must provide similar aesthetic enhancements on all street exposures
- D. In addition, a total of points, of any mix of the following building features, are required for permit approval.
 - a. Seven (7) points are required for dwellings constructed in developments approved after September 1, 2004.
 - b. Six (6) points are required for dwellings constructed on lots in existing neighborhood developed prior to September 1, 2004.
- E. For the purpose of this point system, city approved products include but are not limited to masonry, wood, engineered wood products, cementitious exterior wall coverings, etc.
- F. We invite creativity in the use of new and natural products or architectural features that will enhance the appearance of the building. Masonry techniques such as returns at corners, the creation of shadow lines with rowlocks, solders, quoins, etc. or brick and stone mix are encouraged.
- F. The Building Inspector may allow some variation with mixing and matching materials and features not identified, however, the overall aesthetics and guidelines must remain the main focus. If the point system is not met and an agreeable solution cannot be reached with the Building Inspector, the design may be reviewed and approved by the City of Port Washington's Design Review Board.

Item	Points	Building Features
A	1	1 ½-story dwelling with dormers
B	1	Bay, angled bay or boxed out window treatments
C	1	Covered front entry/porch of at least 4'x 8'
D	1	Heavy textured dimensional roofing material
E	1	Main roofline to be at least 6:12 pitch
F	1	Masonry or cementitious replicated masonry in combination with wood, natural-like products or other city approved products on entire front elevation.
G	1	Minimum of 3 ½" trim around all doors and windows
H	1	Roof dormers on 6:12 or greater, pitched roof
I	1	Shutters on street elevations constructed of wood, engineered wood-like products or other city approved products. Shutters must be proportional to the size of the windows.
J	2	Covered front entry/porch 5' x 12' or larger with architectural treatments, i.e.; railing, posts etc.
K	2	Garage offset at least 2' behind front wall of dwelling
L	2	Masonry or cementitious replicated masonry on at least 25% of the gross wall and recessed areas of the front elevation.
M	2	Multi-level dwelling designed for sloped sites excluding basement walkouts in rear wall
N	2	Offset or stagger the front wall plane by a least two feet. This does not include the garage wall or a recessed entry
O	2	Shutters on all elevations constructed of wood, engineered wood-like products or other city approved products. Shutters must be proportional to the size of the windows.
P	2	Wood, engineered wood-like products or other city approved products on all exterior wall surfaces.
Q	2	Masonry or cementitious simulated masonry products on at least 15% of the exterior gross wall area
R	3	A combination of masonry or cementitious simulated masonry products on at least 15% of the exterior gross wall area in combination with wood, engineered wood-like products or other city approved products on all other exterior wall surfaces.
S	3	Side loaded garage with windows in front wall of garage that are compatible with other windows in the front elevation

This code section will be reviewed in one year following its adoption