



## **Section II: Design Code**

**Pages 1-5**

The Mountainside Village Design Code regulates materials, design details and architectural character.



# Mountainside Village Design Code

## GENERAL RESIDENTIAL GUIDELINES FOR ALL HOUSES

These key guidelines support the overall concept and intent of Mountainside Village so as to create an attractive neighborhood of high-quality, energy-efficient, healthy and comfortable homes.

### CODE COMPLIANCE

- All structures shall comply with all codes and ordinances adopted by City of Victor and the State of Idaho. In January of 2017 that included the 2012 International Residential Code, 2012 International Building Code, and related codes.

### BUILDING STANDARDS

- Mountainside Village is committed to having all homes in the neighborhood meet high performance building standards.
- All homes shall be certifiable under the Energy Star program.
- Mountainside Village reserves the right to adopt, or substitute, new standards as they are developed and available for local implementation.

### ELEVATIONS

- All elevations of the proposed structure shall be aesthetically pleasing, proportionately balanced, and harmonious with the structure as a whole.
- Predominant window grouping presentation should be either square, or of vertical rectangular proportion.
- Elevations are expected to have well composed windows groupings or architectural articulation. Long, unbroken walls will not be allowed.
- Primary street elevations are to be essentially parallel to the fronted streets. Street / front elevations are to present a balanced composition of multiple generous openings on all levels creating a strong visual link from the building interior to the street and walk.

### STRUCTURAL EXPRESSION

- All homes shall exhibit significant expression of the building structure.
- Visible expressions of structure such as exposed columns, beams, braces or rafter tails shall be used in an architecturally attractive manner.  
The intent of this requirement is to encourage the use of designs inspired by Craftsman-style architecture.

### SOLAR GAIN

- All homes shall have south-facing vertical glazing equal to at least 6 percent of the floor area of the proposed residence. For example, a 2,000-square foot home would require a minimum of 120-square feet of south-facing glass.
- Of the 6 percent required glass, overhangs, pergolas, trellises or other devices should shade at least 50 percent of it at noon on June 21, when the sun's solar angle is 69.2 degrees above the horizon.
- South-facing glass shall have a solar heat gain coefficient of at least 50 percent (shgc .5 min.) shgc .44 if u-value is below .22.

## ROOF DESIGN

- In gable or hip roof configurations, primary roof planes and roof fascias on street-facing elevations shall have pitches that are symmetric slopes about their peak or ridge. (All planes of roofs sharing a common ridge shall be of the same slope. Saltbox configurations with matching slopes of different lengths are permitted.)
- Primary roof overhangs shall be a minimum of 2'-0".
- Open soffits with exposed rafter tails and fascias less than 6" in height are strongly encouraged.
- Roof forms are to consider snow and rain shedding onto protected walks, drives or outdoor gathering areas to avoid potential for injury. Outdoor stairs 30" or greater above finish grade shall be protected such that all drip-lines would be outside of protected stairs. Roof plans are to be designed with consideration for landscape plans to avoid creating safety hazards.

## GARAGES and ACCESSORY UNITS

- Private garages accessory Units may be detached, attached to dwellings, or connected by means of covered access.
- Garages and accessory units shall be of design, materials and colors compatible and complementary to other structures on the property.

## RESIDENT PARKING

- Where a rear lane serves lots, access to garages and overnight off street parking shall be by way of the rear lane.
- There shall be a minimum of two [2] parking spaces (8.5' x 18' min.) provided for the primary residence, and one space for an accessory unit, if proposed.
- Parking shall be designed and used so as to keep parked vehicles clear of the rear lane easement, to allow for service vehicles and snow plowing and snow storage for the rear lane.

## **EXTERIOR FINISH MATERIALS**

Architectural and design review will include review of the materials and color palette proposed. High-quality materials shall be used; only finish materials approved for construction in Mountainside Village may be used.

## SIDING

- Approved siding patterns include horizontal lap, board and batten, and shingle siding.
- Approved siding materials include brick, cement board and cedar or other approved wood-siding materials. Metal sidings such as corrugated steel and shingle steel are permitted when architecturally integrated with other siding materials.

## SIDING (Continued)

- Vinyl, aluminum and stucco board sidings are not permitted.

## TRIM

- Trim details are to be submitted for design review.

## CHIMNEYS

- Chimney chases on exterior walls shall be of approved stone, masonry or metal, and shall rest on foundations. Permitted metals are the same as for metal roofing.
- Chimney chases to enclose flue pipes shall be constructed in a manner consistent with the overall design of the structure.

## ROOFING

- Approved roofing materials include metal, wood, asphalt-fiberglass and asphalt-organic-mat architectural grade shingles.
- Metal roofs may be corrugated or standing/ clip seam patterns only. Acceptable metal roof finishes are grey or a rust red baked-on finish, galvalume, zincalume, rusted steel or corten steel. (specific color references to be provided)

### ROOFING (Continued)

- Where the eave drip line is 14-feet or greater from grade, approved metal roofs are suggested to have a system in place to protect people and property from significant sliding of snow and ice.
- This provision does not apply to dormers or similar roof forms that do not drip directly to grade.
- Wood roofs may be shakes or shingles. Fire-retardant treatment is encouraged.
- If choosing asphalt composition shingles, only pre-approved architectural grade, forty year or better, asphalt composition shingles may be selected. Architectural grade asphalt composition shingles shall conform to either ASTM D-3462 or ASTM D-225 certification.
- Samples of proposed roofing shall be submitted for consideration.
- Information on approved styles, brands, and colors for shingles and metal roofing are available from the Mountainside Village Design Review Chair.

### WINDOWS and DOORS

- Window proportions shall be predominantly vertical or square in proportion. Windows shall be premium-grade wood, wood-clad, or fiberglass units. Glazing shall meet or exceed Energy Star standards. No vinyl exterior windows are permitted above grade.
- Exterior windows and doors shall meet or exceed Energy Star standards. Optimize window glass on the south side for solar heat gain. Window u-value shall be .30 maximum.

### EXTERIOR FINISH COLORS

- Exterior color schemes shall be submitted to the DRC for review using the “Mountainside Village Materials and Color Palette Submittal” form. Contrasting trim around openings is suggested. Bright pastel primary colors will not be permitted. Monochromatic and all brown color schemes are discouraged. Color schemes will not be considered approved for use until written approval that specifically confirms the color scheme is signed by the DRC.

### EXTERIOR FINISH COLORS (Continued)

- Approved color schemes may vary by street location and building type.

### BUILDING PERFORMANCE AND DURABILITY

- Energy Efficiency- Homes shall be certifiable with Energy Star or meet the 2012 International Energy Code. With wood-frame construction, advanced framing techniques including 24” o.c. 2 x 6 studs with reduced wood thermal bridging.
- Durability Planning
  - Identify and incorporate the following indoor moisture control measures:
    - Use nonpaper-faced backer board on walls behind tub, showers, and spa areas;
    - Use water-resistant flooring (no carpet) in kitchen, bathroom, laundry rooms, spa areas, and entryway within 3 feet of exterior door;
  - Space Heating and Cooling – Perform design calculations and install heating appliances accordingly.

### WATER EFFICIENT FIXTURES

- All homes shall comply with following 3 requirements:
  - The average flow rate for all lavatory faucets must be  $\leq 2.0$  GPM
  - The average flow rate for all shower heads must be  $\leq 2.0$  GPM
  - The average flow rate for all toilets, including dual-flush toilets, must be  $\leq 1.3$  GPF.

## STORAGE

- All structures shall have adequate storage to accommodate typical materials associated with the use. This would include storage for bicycles, skis, yard maintenance equipment and possibly small watercraft.

## EXTERIOR APPURTENANCES

### FENCES

- See Landscape Code

### EXTERIOR & YARD LIGHTS

- Tasteful and appropriate exterior lighting of yard walkways is encouraged. These lights may be attached to residence or may be on a light post, and may be electric or gas-illuminated. They may also be incorporated into fence structures.
- Exterior lighting shall not be placed in areas, or in such a manner, so as to shine onto or directly at adjoining neighboring properties. To protect the night sky, outdoor light fixtures shall have a horizontal light cut off so that light does not shine up.
- In no case will extremely bright lights such as metal halide, mercury or sodium-vapor area lights be permitted.
- All exterior lighting fixtures shall be approved by the DRC prior to installation.

### SIDEWALKS

- Sidewalks are required along front property line adjacent to some lots and may be the responsibility of the homebuilder. Please consult the DRC or the MsV landscape plan.

### MAILBOXES

- Mountainside Village has provided mailboxes in the Neighborhood Center pavilion.
- No free standing newspaper/mailboxes allowed on any street within the Village.

### WILDLIFE

- In areas designated as bear habitat by Idaho Fish & Game Department, to avoid attracting wildlife to homes, no permanent outdoor grills are permitted.
- Portable grills or grill that may disassembled to remove attractants are permitted.

### SIGNS

- All signs except for temporary signs, discussed in Mountainside Village Rules and Regulations, shall be submitted for review by the DRC prior to installation.
- For a residential use on a lot one (1) unlighted wall sign identifying the name of the owner and/or property, not to exceed three (3) square feet, is allowed.
- **Home occupations.** One (1) unlighted wall sign not to exceed two (2) square feet, is allowed.
- **Village Center and Commercial Properties.** Signage shall be in keeping with the sign theme approved by the DRC.



## **Outbuilding Guidelines**

This provision applies to non-habitable, outbuildings less than 200 sf. Outbuildings greater than 200 sf. will be reviewed as accessory units, freestanding bedrooms or garages unless otherwise noted.

### Design Review

Mountainside Village Outbuilding permits are necessary to ensure compliance with code requirements. All sheds must be anchored to resist wind loads. Single story sheds with a floor area of 200 square feet or less may not require a building permit but do require DRC design review and a final inspection to verify design, proper location and anchorage.

Design Review Committee review fee is \$100.

### Location on properties.

In rear or side yards. Location to be away from public streets with visual screening from public streets.

### Setbacks.

Front: Suggested location is behind the primary structure.

Side: 3' minimum

Rear: Greater than 6' from rear lanes.

Solar envelopes: Outbuildings shall not encroach on any protected solar envelope. (P- of lot standards).

Height: 15' maximum.

### Massing

Simple Shape – no more than 2 roof planes exclusive of architectural projections over windows & doors. Complementary to the massing of the other structures on the property and neighboring properties on lots less than 50' wide.

### Colors & Materials

Correspond to the colors and materials of the other structures on the property.

### Architectural Merit

The Design Review Committee (DRC) may, at their discretion, allow variances from these guidelines for designs which are deemed to be of high architectural quality and which conform to the spirit and intent of these guidelines.