



SINGLE-FAMILY DESIGN STANDARDS

Any detached or attached single-family dwelling located on an individual lot shall meet the off-street parking requirements in chapter 24 of this title, and the following standards in addition to any others required by law, except as provided in subsection H of this section. Attached single family dwellings includes, but is not limited to, two-family dwellings, three-family dwellings, four-family dwellings, townhomes, or other similar type units. (Herriman City Code 10-29-42)

- A. Exterior Materials: Exterior materials for all buildings shall include brick, stucco, stone, or other decorative masonry products including fiber-cement siding as approved by the Planning Commission. A minimum of forty percent (40%) of the front exterior and any side or rear viewable from the street shall be brick or stone. Vinyl and wood siding are not permitted. However, shake shingles may be permitted as an accent material as approved. All sides of dwellings shall receive equal design consideration, particularly where they may be readily viewed by pedestrians and motorists, or from adjacent properties.
- B. Review Of Building Colors And Materials: Building colors and materials shall be reviewed by the Planning Commission at the time of subdivision approval. A materials board shall be submitted with each subdivision application.
- C. Garages: Dwellings shall include a minimum two car garage (minimum 24 feet by 22 feet, or approximate approved equivalent).
- D. Parking: The driveway shall be a minimum of twenty four feet (24') in length.
- E. Minimum Floor Area: The minimum total floor area, finished and unfinished, of any single-family dwelling shall be two thousand four hundred (2,400) square feet.
- F. Roof Pitch: Main buildings shall be constructed with minimum 5:12 roof pitch.
- G. Building Elevations: Building elevations shall vary so that the same house is not built within three (3) lots or across the street from the same elevation.
- H. Deviations: The Planning Commission may approve deviations from one or more of the developmental or architectural standards provided in this section on the basis of a finding that the architectural style proposed provides compensating design features.