

157.094 Design Standards for Single-Family Detached Residential Structures

- A. Applicability. The following standards shall apply to all new single-family detached dwellings in the City, except for the following:
- (1) Single-family detached dwellings that are more than 100 feet from the street and cannot be seen from the street.
 - (2) All new single-family detached dwellings in existing neighborhoods approved prior to June 30, 2024 must show general compatibility with homes in the neighborhood by using the same or similar design elements, features and construction style. Enough of the following elements must be compatible with homes in the existing neighborhood so that the new dwelling does not stand out as being out of place within the context of its surroundings.
 - a. Foundations
 - b. Roof slopes
 - c. Front and side facade materials
 - d. Window and Doors
 - e. Front porches (whether they exist or not)
 - f. Garage/carport (whether they exist or not, and location and design)
 - g. Location and visibility of parking area and access drive
 - h. Size of structure (overall mass compared to other residences in the area as well as amount of the lot taken up by the residence)
 - i. Height of structure (no more than one story taller than adjacent structures)
 - j. Width and length of residence
 - k. Setbacks and building placement on parcel
 - (3) Properties regulated by the Historic Landmarks Commission will follow the Camden Design Guidelines instead of these standards.
- B. The following shall apply to all building plans within new subdivisions submitted on or after June 30, 2024.
- (1) Allowed materials. The following exterior materials are allowed on any building façade. Each façade must use the same primary material.
 - a. Brick or brick veneer (veneer must be made of brick)
 - b. Stone or stone veneer (veneer must be made of stone)
 - c. Stucco or synthetic stucco except within two feet of the grade level or within two feet of any exterior door jamb
 - d. Wood
 - e. Cementitious siding (i.e. Hardiplank)
 - f. Vinyl siding, provided that panels are at least 0.42 millimeters thick, at least 10 inches wide, and are at least 12 feet long except in areas that are shorter than that (such as end of a row).
 - (2) Prohibited materials. The following materials are prohibited on all façades:
 - a. Metal siding
 - b. Exposed smooth-finished concrete block

- (3) Architectural design. New residential construction within the City of Camden shall reflect the historic vernacular of the existing neighborhoods. Contemporary interpretations of traditional and classical architectural styles are encouraged with respect to scale, style and use of materials.
- (4) Façade variation required. For all developments involving more than four contiguous lots, any given house must be distinctly different from those of the two lots on either side and the house most directly across the street. "Distinctly different" means that a single-family detached dwelling's elevation differs from the other evaluated house elevations in at least three of the following ways:
 - a. The use of different surface materials
 - b. Variations in roof lines, pitches or the use of dormers
 - c. Variation in the location and/or proportions of front porches
 - d. Variation in the location and/or proportion of garages or carports and garage doors.
- (5) Homes with brick on all sides are required to meet only two of the criteria in items a-d above.
- (6) At least 50% of the new dwellings on all blocks must include a front porch with a minimum depth of five feet and a minimum width of eight feet.
- (7) Windows. Any window installed must be designed so the width does not exceed the height.
- (8) Front façades.
 - a. All single-family detached dwellings must have an offset every 25 feet.
 - b. A front porch with a minimum depth of five feet and a minimum width of eight feet may be used as an alternative.
 - c. No more than two different types of materials shall be used on the façade, excluding foundation material.
- (9) Side façades.
 - a. The following standards apply except when the house qualifies as an infill dwelling according to section 157.094(A)(2), or when the side has a side-loaded garage.
 1. Where the side of a dwelling faces another dwelling, the façade must include at least one window of standard size (i.e. 48 inches by 20 inches) or larger every 20 feet of façade length per story with applied trim that is at least 3.5 inches
 2. Where a side of a dwelling will be visible due to facing a road (as with a corner lot), common space, or a neighborhood amenity space, the façade must include at least one window of standard size (i.e. 48 inches by 20 inches) or larger every 20 feet of façade length per story with applied trim that is at least 3.5 inches, and one of the following:
 - i. Wrap-around porch that is at least 48 square feet on the side façade, and/or

- ii. Substantial façade line changes, such as through varying number of stories, dormers, architectural additions, bay windows, roof styles and chimneys.

Examples of the intent of this standard are shown below:



This house has multiple windows, a wrap-around porch, and façade line changes through different roof styles and number of stories on the side.



This house has multiple windows, a side porch, and varying levels of stories.



This house has multiple windows, a wrap-around porch, and roof changes.

- 3. Other methods of achieving architectural variability that meets the intent of this section where unique circumstances exist may be approved by the Planning and Development Director.

(10) Garages and carports.

- a. Garages and carports may be attached or detached. Detached garages or carports shall also comply with requirements in 157.060.
- b. Design standards for front loaded garages and carports
 - 1. Exterior materials, design features and roof form of garages must be consistent with the building it serves. Metal is an allowed

material for detached carports, provided that they are screened from view of adjacent roads.

2. Front-loaded attached garages and carport features must be set back at least 1/3 the depth of the side façade behind the front plane of the primary portion of the structure.
3. House designs with the front entryway recessed between the attached garage and a conditioned room are not allowed, even if the conditioned room is located two feet in front of the plane of the garage. This shall not prevent a breezeway connecting a dwelling and detached garage.



- c. Front-loaded attached garages must not exceed 16 feet in width per garage door unless the garage is set back at least half the distance of the length of the dwelling from the front façade of the structure, or in limited cases, to make an accommodation for wheelchair van access or similar special needs. In no case shall the width of a garage exceed 50% of the width of the front façade.
 - d. Front-loaded attached garages must have at least two of the following architectural features on the side: trellis, columns, portico treatment, windows, dormers, overhangs, eaves, or roof line changes, and be consistent with the architecture of the dwelling.
 - e. A maximum of two garage doors may front the street and be visible from the street for each dwelling, and a minimum separation of at least one foot must be provided between the doors.
- (11) Design standards for side-loaded garages and carports
- a. The exterior materials, design features and roof form of garages must be consistent with the building it serves. Metal is an allowed material for detached carports if they are screened from view of adjacent roads.
 - b. Attached side-loaded garages must have architectural features and windows that complement the features of the living portion of the dwelling on the front façade. The width of the conditioned spaces that face the street must be no more than 1/3 the width of the front façade.

- c. A maximum of two garage doors may face the street and be visible from the street for each dwelling, and a minimum separation of at least one foot must be provided between the doors.
- d. The design of the garage doors must complement the design of the dwelling. The garage doors must contain at least two of the following architectural features: decorative patterning (other than standard rectangular boxes), windows, a rounded shape, or faux wood appearance, and be consistent with the architecture of the dwelling.

(12) Building foundations. Homes must use one of the following:

- a. A crawl space with a minimum height of 18 inches that is clad with brick, brick veneer, stone, stone veneer, stucco, or other masonry materials on the front and side façades.
- b. A slab foundation, provided that the foundation supporting the floor framing is an average of at least 18 inches above grade on the front and side façades and is clad with brick, brick veneer, stone, stone veneer, stucco, or other masonry materials on the front and side façades.
- c. Alternatively, a basement foundation may be used on the sides and/or rear façades.
- d. Slab on grade foundations provided that an average of 18 inches from the ground level is clad with brick, brick veneer, stone, stone veneer, stucco, or other masonry materials on the front and side façades. This shall not apply to houses with brick, stone or stucco siding.
- e. Foundations shall not be clad in finished or unfinished concrete block.



Example of residence with an 18-inch crawl space clad in brick.



This house has a slab foundation that is raised an average of 18 inches from the ground, and the foundation is clad with brick.



This residence has a slab on grade foundation, and the first 18 inches from the ground are clad in brick.

- (13) Eaves. Eaves must extend beyond the plane of façade by at least 6 inches. Similar treatments such as coping on top of a brick façade or a stucco parapet wall are also allowed.
- (14) Entries. All entries must be sheltered with an overhang, portico, or porch.
- (15) Roof penetrations. All roof vents, pipes, antennas, satellite dishes, solar installations, and other roof penetrations and equipment (except chimneys) must be configured to the degree practicable to have a minimal visual impact as seen from the street.
- (16) Roof materials. 3-tab shingles shall not be used on any structure. Architectural shingles and metal roofs are allowed. Metal roofs shall have a matte, non-reflective surface.

157.095 Design Standards for Single-Family Attached Residential Structures

- (A) Applicability. The following standards shall apply to all new single-family attached dwellings in the City. For projects built under old standards but that have space for additional buildings, all new buildings are expected to meet these standards unless it is determined:

- (1) The location is not on an arterials and collector road or other highly visible location where strict compliance is crucial to meeting overall City aesthetic goals; and
 - (2) The likelihood is low of surrounding non-conforming buildings changing use, being redeveloped, or otherwise being brought into greater compliance with these design standards within the foreseeable future.
- (B) New construction. The following standards apply to all building plans approved after June 30, 2024.
- (1) Building orientation.
 - a. Buildings must be oriented so that the primary entrances of the units face either a public street, whether internal or external to the development, or a central courtyard area with at least one side of the courtyard containing no units.
 - b. When buildings face a public street, whether internal or external to the development, no buffer is required between the units and the road. When the sides or rear of buildings face a public street, a buffer shall be required according to the buffer requirements of the zoning ordinance.
 - c. Buildings must be oriented so that the fronts of units do not face the sides or rears of other buildings.
 - (2) Allowed materials. The following materials are allowed on any façade:
 - a. Brick or brick veneer (veneer must be made of brick)
 - b. Stone or stone veneer (veneer must be made of stone)
 - c. Stucco
 - d. Wood
 - e. Vinyl siding, provided that panels are at least 0.42 millimeters thick, are at least 12 feet long except in areas that are shorter than that (such as end of a row);
 - f. Cementitious siding (i.e. Hardiplank)
 - (3) Prohibited materials. The following materials are prohibited on all façades:
 - a. Metal siding (unless architectural grade in limited application such as design accent or feature only)
 - b. Exposed smooth-finished concrete block
 - c. Plywood
 - (4) Windows. Any window installed must be designed so the width does not exceed the height.
 - (5) Front façade.
 - a. No more than two different types of materials shall be used on a façade, excluding the foundation material.
 - b. For duplexes, the same exterior material must be used on each unit.



c. Façade Uniformity. Units are not required to be symmetrical, but it is allowed.



(6) Architectural variability.

- a. Rooflines. Each building must have roofline differentiation of at least 16 inches either vertically or horizontally between each unit, or gables or dormers on each unit.
- b. Each building with three or more units must have at least three of the following on the front façade of the building (upstairs or downstairs) on one or more of the units:
 - i. A porch
 - ii. A bay window
 - iii. A gable
 - iv. A dormer
 - v. A shed roof

(7) Side façades. The side façades of single-family attached homes must be the standards of section 157.094(B)(9).

(8) Garages and carports

- a. The exterior materials, design features and roof form of garages and carports must be compatible with the building it serves.
- b. Garage doors facing a public street or public open space must be recessed within the façade and include detailing elements to create visual interest and add to the overall character of the building. This does not apply to garage doors facing an alley, service area, or otherwise non-public area.

- (9) Building foundations. One of the following is required on all homes except for dwellings designed or intended for occupation by persons with physical disabilities:
- a. An 18-inch crawlspace that is clad with brick, brick veneer, stone, stone veneer, stucco, or other masonry materials on the front and side façades; or
 - b. A slab foundation, provided that the foundation supporting the floor framing is an average of at least 18 inches above grade on the front and side façades and is clad with brick, brick veneer, stone, stone veneer, stucco, or other masonry materials on the front and side façades.
 - c. A slab-on-grade foundation, provided that an average of 18 inches from the ground levels is clad with brick, brick veneer, stone, stone veneer, stucco, or other masonry materials on the front and side façades. This shall not apply to dwellings with brick, stone or stucco siding.
 - d. Alternatively, a basement foundation may be used on the sides and/or rear façades.
 - e. Foundations shall not be clad in finished or unfinished concrete block.
- (10) Eaves. Eaves must extend beyond the plane of façade by at least 6 inches. Similar treatments such as coping on top of a brick façade or a stucco parapet wall are also allowed.
- (11) Entries. All entries must be sheltered with an overhang, portico, or porch.
- (12) Outdoor area. In addition to the common open space required for the entire project, each unit must have an outdoor living area for the residents to use for recreation. Specific standards include:
- a. Types: The outdoor area may take forms such as, but not limited to, a yard, balcony, covered or screened porch, rooftop area, patio or deck.
 - b. Location: The private outdoor area must be fully contained on the individual parcel, outside of all required utility easements.
 - c. Size: The private outdoor living area must be at least 200 square feet in area per unit. This area may be physically broken up into two separate areas, but neither area may be smaller than 48 square feet.
 - d. Separation: Private outdoor living areas must have physical separation from adjacent units through building walls, fences, hedges, or similar. The physical separation is not required to provide a full screen; for example, a three-foot hedge or decorative fence is allowed.
 - e. Surfacing: Private outdoor areas must have a surface appropriate for the use.

- f. Parking areas: Parking areas that are provided to meet the parking standards of this ordinance and driveways that access a garage do not count as approved outdoor areas.

157.096 Design Standards for Multi-Family Residential Development

- (A) Applicability. The following standards apply to all building plans approved after June 30, 2024. For projects built under old standards but that have space for additional buildings, those new buildings would be expected to meet these standards unless it is determined:
 - (1) The location is not on an arterials and collector road or other highly visible location where strict compliance is crucial to meeting overall City aesthetic goals; and
 - (2) The likelihood is low of surrounding non-conforming buildings changing use, being redeveloped, or otherwise being brought into greater compliance with these design standards within the foreseeable future.
- (B) Design intent. The following design standards are intended to create high quality, walkable urban environments based on time-tested urban design principles. These principles, along with the careful location of these buildings and communities in high-amenity, mixed-use locations, are intended to create long-term value that allows buildings to become even more coveted addresses over time. Architectural details, the design quality and functionality of open spaces, and the design and functional integration of these buildings and communities with their surrounding mixed-use environment are the important public interests that are reflected in these standards.
- (C) Orientation of buildings to streets and open space.
 - (1) All multi-family dwellings must be oriented so that the primary entrance(s) and street-level unit entries face the street. In the case of corner lots, the primary entrance(s) must face the street from which the building derives its street address. It is acceptable to have two primary entrances, but no secondary entrance may face a street. A primary entrance is defined by the entrance's function, scale, and/or design detail.
 - (2) When a required open space area is included within the development, at least 10% of the dwelling units must front the open space area; this includes lots where a street is located between dwelling units and the open space. The percentage may be reduced if the open space is designed to preserve specific natural features, or extend existing open space or pedestrian corridors, or such a percentage cannot be reasonable met.
 - (3) Within the context of other design requirements, streets and buildings should be arranged to frame the open space to the maximum extent practicable (see picture below).



- (D) Open space. Required open space must be functional and enhance the resident or visitor’s experience. Amenities include special paving, enhanced landscaping, trellises, and other features that promote outdoor recreation, scenic amenity, and/or shared exterior space for people to gather. See examples below.



- (E) Parking. Multi-family projects must comply with the following, in addition to any related standards elsewhere in the ordinance.
- (1) Off-street parking lots associated with multi-family dwellings cannot be located between any structures and the street.
 - (2) Off-street parking lots located next to a building must not occupy more than 25% of the parcel’s street frontage. Associated driving areas must be included as part of such off-street surface parking.
 - (3) Any podium parking or structured parking should be adequately screened and integrated into the overall design of the building through the use of metal screens, louvers, grilles, and/or green screens.
- (F) Pedestrian walkways.
- (1) Continuous internal pedestrian walkways must be provided to connect off-street parking areas with primary building entrances and the public sidewalk system.

- (2) If a public sidewalk is adjacent to the project site, at least one internal pedestrian walkway with a minimum width of five feet must be provided from the primary entrance to the public sidewalk at a major connection point. In the case of a corner lot, a connection must be made to the sidewalk of both streets.
 - (3) The crossings at major entrances, major internal routes, and major pedestrian walkways must be distinguished from driving surfaces through the use of durable, low-maintenance surface materials such as pavers, bricks, or scored/stamped concrete or asphalt to enhance pedestrian safety and comfort, as well as the attractiveness of the walkways.
- (G) Building size. Individual building footprints are limited to 15,000 square feet, or in cases where at least 25% of the ground floor is reserved for neighborhood commercial uses served by their own exterior entrance, to 25,000 square feet. A larger building footprint may be approved by the Planning Commission for special purpose facilities or an established mixed-use area if compatible with the sale of the surrounding development.
- (H) Building massing.
- (1) All building façades of multi-family uses must include a distinguishable and distinct base, middle and top such that the base of the building relates to the pedestrian scale.
 - (2) All building elevations must be treated in a consistent manner regarding the design, materials, color, and complexity, unless the elevation exclusively fronts a service area or alley, or is otherwise not visible from to the general public.



Base, middle and top examples

- (I) Design of front façades
- (1) Façades must incorporate wall offsets in the form of projections and/or recesses in the façade plane at least every 30 feet of façade frontage.
 - (2) Wall offsets, resets, and projections must have a minimum depth of two feet.
 - (3) The building façade must express the module of the actual residential unit in order to scale to create a façade that has depth, visual interest, and rhythm.
 - (4) In addition to wall offsets, façades of multi-family buildings must provide a minimum of four of the following design features in a cohesive manner for each residential unit fronting onto a public street or public space unless there are

unique and challenging circumstances that would otherwise make the implementation of these features not feasible (such as incompatibility with an established building aesthetic, lack of public visibility, or demonstrated physical constraints of the site):

- i. One or more dormer windows or cupolas above the corresponding residential unit
 - ii. A projecting or recessed balcony for at least 50% of the units facing a public street or public space and a covered porch for each unit at ground-level facing a public street or public space
 - iii. Ornamental pilasters, columns, or other similar architectural features integrated into the overall architectural design
 - iv. One or more bay windows with a minimum 12-inch projection from the façade plane
 - v. Eaves with a minimum of 6-inch projection from the façade plane
 - vi. A parapet wall with an articulated design, which entails design variation rather than a simple rectilinear form
 - vii. Multiple windows grouped together to establish a design feature that can be either recessed or projecting with a minimum 4-inch wide trim
 - viii. Windows that have dimensional window surrounds or trim
 - ix. Windows that incorporate ornamental elements such as shutters, arched windows, transom windows, or any other design feature that would otherwise add ornamental characteristics to a window or group of windows
 - x. Other prominent design details that are consistent with the overall architectural character and scale of the building
- (5) Pitched roofs must have multiple planes and elements, including hips, gables and dormers reflecting required wall offsets or other architectural features of the building, with at least one additional roof plane or feature for every 60 feet of façade frontage.
- (6) Flat roofs should include elements that act as a prominent visual termination for the building, such as projecting architectural features, cornices, and eaves. Where a flat roof is used, a parapet should extend beyond the roof plane and include an element that provides a visual termination of the façade. The parapet should extend far enough above the roof plane that any mechanical equipment is concealed from public view at street level.
- (J) Consistency of Façade Design. Each façade must receive similar treatment to the façades that are oriented toward the street. They should have variation in massing, similar pattern of openings, at least one projection or recess, or one bay window or covered porch meeting the standards in 157.096(I). This requirement may be waived by the Planning Commission for adjacent building sides or façades otherwise oriented with minimal public visibility.
- (K) Design of building entries
- (1) At any entry, whether a common entry or access to an individual unit entry at ground level, a canopy, awning, balcony, or other significant architectural

feature combined with the entry itself being either recessed or projecting from the primary façade must be provided to promote pedestrian safety and orientation to the building by creating a well-defined and welcoming building entry.

- (2) Shared or common building entries should provide a transition from the street to the entries themselves to create a unique shared sense of entry that provides a defensible space, therefore generating a sense of pride and ownership. This can be accomplished by changes in grade, stairs, low masonry walls, ornamental railing, a change in paving materials and/or landscaping.
- (3) Exterior, open corridors (breezeways) designed to provide primary, street-side access to dwellings are prohibited, whether the breezeways are ground level or elevated.
- (4) All residential units, other than units that are accessed individually directly from the exterior, should be accessed through enclosed, shared common access points that are monitored by a security system and/or on-site security/management staff and be accessible to emergency responders. Building access must be provided via a keypad entry, card access, or similar system equipped with the ability to provide on-demand access to emergency responders.

(L) Building Foundations.

- (1) A slab foundation is permitted, provided that the foundation supporting the floor framing is an average of at least 18 inches above grade on the front and side façades and is clad with brick, brick veneer, stone, stone veneer, stucco, or other masonry materials on the front and side façades.
- (2) Buildings that are age-restricted to citizens ages 55 and older, and buildings that are designed or intended for occupation by persons with physical disabilities may use a slab-on-grade foundation or raised slab foundation, provided that an average of 18 inches from the ground levels is clad with brick, brick veneer, stone, stone veneer, stucco, or other masonry materials on the front and side façades.
- (3) Foundations shall not be clad in finished or unfinished concrete block.

(M) Building materials.

- (1) Buildings must have a minimum of 50% brick, stone or stucco on façades facing a public street or public open space, and 30% brick, stone or stucco on façades that front service areas or alleys, or are otherwise not visible to the general public. Stucco or synthetic stucco (EIFS) may only be placed above the first building level on all façades, except for detailed design elements that may extend to the ground level.
- (2) The following materials are prohibited for all building elevations:
 - i. Metal siding (unless architectural grade in limited application such as design accent or feature only)
 - ii. Vinyl siding
 - iii. Plywood
 - iv. Exposed smooth-finished concrete block

- (3) Changes in materials and color should correspond to the building modulation and other architectural features of the building. At a recess, projection or change in material, the materials should return to meet the primary façade.



Material return

- (N) Windows, doors, balconies, patios and porches
- (1) Windows and doors should be recessed within the façade in which they are located or have dimensional surrounds/trim a minimum of 4 inches wide.
 - (2) False balconies (or Juliet balconies) should not be used unless the depth is at least 12 inches from the façade.
- (O) Garages and carports.
- (1) Garages/carports serving multi-family buildings must be located to the side or rear of the building.
 - (2) Garage doors are prohibited from facing a public street.
 - (3) Side-facing garages must not face existing single-family detached dwellings unless a perimeter buffer with a minimum width of 30 feet is provided between the garage and existing single-family detached dwellings.
 - (4) The exterior materials, design features, and roof form of garages and carports must be compatible with the building it serves.
 - (5) Garage doors facing a public street or public open space must be recessed within the façade and include detailing elements to create visual interest and add to the overall architectural character of the building. This does not apply to garage doors facing an alley, service area, or otherwise non-public area.
- (P) Roof penetrations and equipment.
- (1) To the degree practicable, all roof vents, pipes, antennas, satellite dishes, and other roof penetrations and equipment (except chimneys) must be located on the rear elevations or configured to have a minimal visual impact as seen from the street.
 - (2) Where wall-mounted equipment is visible from the street or any public area, it should be of similar color to the façade on which it is located and be integrated into the overall design.
- (Q) Unique conditions and exceptions. In situations where the applicant can show that building orientation, building layout, adjacent land use, or other determining factors

preclude adherence to the standards, the Planning and Development Director may reduce the applicable standards of this section after all reasonable efforts are made to incorporate them in their entirety.