

ATTACHMENT D

Examples of Subjective language and Revised standard using Objective Language:

For a requirement to be considered objective, it should include specific criteria (including numeric specifics), such that compliance with any particular standard can be easily determined by the applicant and County staff reviewing a project. To this end, the Design Review Ordinance Update Project replaces occurrences of the following language with objective criteria, with examples as listed:

Examples of Subjective language:	Revised standard using Objective Language:
Subjective verbs: “Minimize”, “maximize”, or “limit”	
<p><i>Examples:</i></p> <p><i>Minimize filling or placement of earth materials.</i></p> <p><i>Allow limited excavation when needed to blend the house into the site.</i></p>	<p><i>Examples:</i></p> <p><i>Prohibit raised building pads of more than 8 inches” above the low side of the existing grade[...]</i></p> <p><i>For single-family residential lots where the front half of the lot slopes upward an average of 15% or more from the street, do not place more than 50% of the height of the garage below existing grade[...]</i></p>
Subjective Adjectives: “Compatible with”, “complementing”, “respecting of”, “blending with”	
<p><i>Example:</i></p> <p><i>Use an architectural style and design elements that complement the predominant style of nearby homes, only when such homes conform with the design standards.</i></p>	<p><i>Example:</i></p> <p><i>The design of new buildings shall incorporate building and/or roof forms, colors, and/or materials of adjacent buildings and natural environment.</i></p>
Subjective Adjectives: “Well-articulated”, “smooth transition”, “adequate”	
<p><i>Design well-articulated and proportioned facades[...]</i></p>	<p><i>Example:</i></p> <p><i>Require Wall and/or Facade Articulation for walls over 20 feet in length (with the exception</i></p>

	<p><i>of garage walls and walls facing only the interior of the parcel). One articulation detail is required for every 20 feet of the wall length for each story.</i></p>
<p>Subjective Qualifiers: "When feasible"</p>	
<p><i>Example:</i></p> <p><i>Locate the primary portion of the second stories toward the center of the first story and away from property lines whenever feasible.</i></p>	<p><i>Example:</i></p> <p><i>In Midcoast, the Project eliminates the option for compliance with Daylight Plane or Façade Articulation to require both.</i></p>