

Architectural Guidelines

Raised Foundations. The finished floor level of the front façade must be an average of at least 14 inches above grade.

(1) Exposed foundation walls or piers must be clad in face brick, stone, stucco, or some other masonry material accurately imitating these materials. Latticework screening must be installed between piers on front and side building façades.

(2) Nothing in this Paragraph will prevent the use of slab foundations, provided the slab is clad in the materials required, and extends to the minimum height above grade as specified in this section above.

(3) New homes intended for occupation by persons either aged 55 and over, as stated in a subdivision's covenants, conditions, and restrictions (CCRs), are exempt from this requirement.

Façade Variation. The front façade of a dwelling must be distinctly different from the front façades of the dwellings on the two lots to either side and directly across the street from the given dwelling. "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:

(1) The use of different surface materials or the use of like materials that differ significantly in either texture or orientation;

(2) Variations in roof lines, pitches, or the use of dormers;

(3) Variation in the location, proportion, or style of front porches;

(4) Variation in the location or proportion of garages and garage doors; or

(5) Variation in the number of stories

General Design Standards.

(1) Plywood, exposed concrete block, synthetic stucco (EIFS), metal siding, and vinyl siding are prohibited on all building façades.

(2) All dwellings must be oriented so that the primary entrance faces the street.

(3) The primary entrance shall be both architecturally and functionally designed on the façade of the building facing the street. Such entrances shall be designed to convey their prominence on the façade to the street. No primary entrance shall be recessed more than four feet behind the nearest wall of the front façade of the building.

(4) Façades facing a street must incorporate wall offsets in the form of projections and/or recesses in the façade plane at least every 25 feet of façade frontage. Wall offsets, resets, and projections must have a minimum depth of 18 inches, a minimum length of six feet, and minimum height of eight feet. Covered porches count towards this requirement.

(5) Front porches must have a minimum depth of six feet. Front porch columns must have a minimum width and depth of six inches and be trimmed and painted to match the front façade.

(6) Where a dwelling is located at the intersection of two streets, the architectural elements of the front façade must continue along the entire corner side façade. There must be a similar variation in massing, similar pattern of openings, and at least one projection or recess along the corner side façade unless it consists solely of the garage width.

(7) Changes in materials are allowed at external corners. The material from the front façade of a projection must continue along the sides of the projection. Brick and stone on the front façade must always return at external corners at least 24 inches. Changes in material may occur at internal corners.

- (8) Windows and doors must appear to be recessed within the façade in which they are located or have dimensional surrounds/trim a minimum of four inches wide.
- (9) There must be a minimum six-inch roof overhang on all elevations.

Garage Standards.

(1) Where garages are provided, at least 30% of the houses in a development phase must have any of the following garage configurations:

(a) Front-loaded garages of a dwelling, including detached garages, are recessed at least 10 feet behind the primary front façade (habitable area). Detached rear garages are encouraged.

(b) Side-loaded garages.

(c) Rear-loaded garages

All garage doors on the specific dwelling must meet the above configuration to satisfy the 30% requirement.

(2) Front-Loaded Attached Garages.

(a) Along the front façade, the total interior width of the garage space must be equal to or less than the total interior width of the living space of the associated single-family dwelling.

(b) All front-loaded garages must be recessed at least two feet behind the primary front façade (habitable area) of the associated single-family dwelling.

(c) Where there is a front-loaded three-car garage, at least one of these garages must be recessed at least 10 feet behind the primary front façade (habitable area) of the associated single-family dwelling.

(d) Where there is more than one front-loaded garage door, there must be a minimum of 12 inches separation between each garage door.

(3) Side-Loaded Attached Garages. The garage portion of the front façade may extend no more than five feet beyond the primary front façade (habitable area) of the dwelling, and must incorporate architectural details and windows to mimic living space.

(4) Rear-Loaded Garages. Single-family detached dwellings with rear-loaded garages must follow the traditional development standards detailed in § 155.202: Traditional Development Standards.

(5) Garage doors facing a street or open space must be recessed within the façade and include windows and detailing elements to create visual interest.

Driveway Standards.

(1) The driveway width shall be no more than 20 feet within the right of way, and may begin to flare five feet after the property line, to a maximum of 32 feet wide.

(2) Driveways must be surfaced with asphalt, concrete, brick, pavers, or an equivalent material. Driveways composed of dirt or gravel are not permitted.

(3) No parking is permitted in the front yard except for within the driveway.

Equipment Screening. Mechanical equipment, including a/c condenser units, shall be placed in the side or rear yards and screened with a fence, wall, or hedging when visible from a street or open space.