

RESIDENTIAL DESIGN GUIDELINES

TO ALL APPLICANTS FOR NEW CONSTRUCTION

IMPORTANT BUILDING PLAN SUBMITTAL CHECKLIST

Does your plan have the following **REQUIRED** information?

Residential Development (Single-Family Structures, Two-Family Structures, and Individual Lot Plans for Such Structures).

General.

____ No two (2) single-family dwellings or two-family dwellings of similar front elevation or facade shall be repeated on any abutting lots or within five (5) lots on either side of the street on which the dwellings front, including lots which are directly across the street from one another. Front elevations or facades are deemed to be similar when there is no substantial difference in roof lines; and no substantial change in windows of either size, location or type; and either no change in the color of materials used (rather than a change in shade), or no substantial change in the kind of materials except where such buildings are part of a unified development and similar building designs are approved by a unanimous vote of the Architectural Review Board.

Roof Lines.

The following differences in the roof lines of single-family dwellings or two-family dwellings as seen from the front of the dwelling are deemed sufficient to render buildings containing such changes and built on adjacent lots to be dissimilar:

____ Changing gable roofs to hip roofs.

____ Providing an intersecting gable roof on the main gable roof, if the height of the intersecting roof is at least fifty (50) percent of the height of the main roof. Providing an intersecting hip roof on the main hip roof, if the height of the intersecting hip roof is at least fifty (50) percent of the height of the main roof.

____ A shed roof when used as a front porch roof for a minimum of fifty (50) percent of the entire width of the house, excluding area of the garage.

____ A substantial difference in roof line is deemed to exist if the front soffit is increased significantly and is combined with columns at least six (6) inches in width or other architectural features of a similar magnitude which reach the roof line of the highest story.

____ Rotating gable roofs ninety (90) degrees on the building.

On a tri-level residence or other building type that has three (3) independent major roof areas, the changing of two (2) out of three (3) rooflines shall be acceptable as a substantial change. Acknowledging certain design elements may prevent the changing of all three (3) rooflines; it is desired that the roofs with the greatest impact in the streetscape be changed.

____ Small gable or hip projections above windows.

____ Window dormers.

Windows.

The following differences in the size, location or type of windows are deemed sufficient to render buildings containing such changes and built on adjacent lots to be dissimilar:

- _____ Changing from single windows to a multiple window arrangement (ganged units).
- _____ Changing from multiple window arrangement to single windows.
- _____ Changing the type of windows (e.g., a casement to double hung).
- _____ Providing a bay or bow window in the elevation.
- _____ The addition or subtraction of grids.
- _____ Where, because of its size, location or design, one window is the predominant window on the front elevation or face, if the size, location or type of that window is changed to render the dwelling dissimilar, then no other window need be changed.

Construction Material or Color.

The following differences in construction material between adjacent single-family dwellings or two-family dwellings as seen from the front of the dwellings shall be deemed sufficient to render buildings containing such changes and built on adjacent lots to be dissimilar.

- _____ Four (4) inch exposure horizontal siding.
- _____ Eight (8) inch exposure horizontal siding.
- _____ Brick facing.
- _____ Stone facing.
- _____ Stucco/stucco to board and trim.
- _____ When materials are changed, the change must occur throughout the front facade or elevation for a minimum of one (1) story in height.
- _____ Color change shall be made by significant changes in adjacent colors. The change must be one of color rather than merely of the shade.

NOTE:

- ALL DWELLINGS MUST HAVE ENOUGH VARIATIONS, SUCH AS ROOF LINES, WINDOWS, DOORS, CONSTRUCTION MATERIAL, OR COLOR, ON ALL ELEVATIONS FOR ARCHITECTURAL CONTROL BOARD REVIEW AND APPROVAL ON A CASE BY CASE BASIS.
- ELEVATIONS THAT ARE ADJACENT TO PUBLIC RIGHT-OF-WAYS OR PRIVATE ACCESS-WAYS SHALL CONFORM TO THE SAME STANDARDS OF OTHER TYPICAL STREET SIDE ELEVATIONS.
- ALL PLAN ELEVATIONS SHALL BE SHOWN AND COMPLETELY LABELED WITH FINISHED EXTERIOR WALL AND ROOF MATERIALS.

APPLICATION REQUIREMENTS

Building Plans: Three sets of building plans and surveys are required. One survey and one of the sets shall be signed by the subdivision control committee, if required.