

## **Development Regulations**

1. Tract 1 of the subject property, shown on the attached exhibit, shall develop for either single family detached residential uses or single family attached (townhome) residential uses. For single family detached residential uses, the subject property shall develop in accordance with the *Area and bulk regulations* for Single Family Detached, Standard Lot or Small Lot of the REC Neighborhood Zone. For single family attached (townhome) residential uses, the subject property shall develop in accordance with the *Area and bulk regulations* for Townhouse (rowhouse) dwellings of the REC Neighborhood Zone.
  
2. Tract 2 of the subject property, shown on the attached exhibit, shall develop in accordance with the *Area and bulk regulations* for Apartment Dwellings of the REC Neighborhood Zone, except as follows:
  - a. There shall be no maximum building length.
  - b. Buildings shall not be required to consist of a minimum 35% windows, doors, or other openings on the first floor façade.
  
3. The following architectural and site standards shall apply to all single family detached residential units constructed on Tract 1:
  - a. The following exterior finishing materials shall be required:
    - i. Front Elevation: 100% of this elevation, save and except second story walls that are not a vertical continuation of a first story wall, shall be finished with masonry materials including, but not limited to, brick, stone, synthetic stone or stucco. Second story walls that are not a vertical continuation of a first story wall may be finished in wood lap siding, vinyl siding, cast concrete modular siding, or EIFS, as an alternative to masonry materials. Sheet siding fabricated to look like wood lap siding is prohibited.
    - ii. Side Elevation: 75% of this elevation, save and except second story walls that are not a vertical continuation of a first story wall, shall be finished with masonry materials including, but not limited to, brick, stone, synthetic stone or stucco. The remaining 25%, including all second story walls that are not a vertical continuation of a first story wall, may be finished in wood lap siding, vinyl siding, cast concrete modular siding, or EIFS, as an alternative to masonry materials. Sheet siding fabricated to look like wood lap siding is prohibited.
    - iii. Rear Elevation: 50% of this elevation, save and except second story walls that are not a vertical continuation of a first story wall, shall be finished

with masonry materials including, but not limited to, brick, stone, synthetic stone or stucco. The remaining 50%, including all second story walls that are not a vertical continuation of a first story wall, may be finished in wood lap siding, vinyl siding, cast concrete modular siding, or EIFS, as an alternative to masonry materials. Sheet siding fabricated to look like wood lap siding is prohibited.

- iv. Calculation of Percentages: The percentages set forth above shall be calculated exclusive of doors and windows.

b. All residential units shall be required to provide at least three of the following architectural elements:

- i. 100% of each wall is finished with a masonry material.
- ii. The front façade contains two types of complementary masonry finishing materials with each of the materials being used on at least 25% of the front façade.
- iii. A minimum of 10% of the unit's front façade features patterned brickwork, excluding soldier or sailor brickwork provided in association with a door or window.
- iv. The unit only features one-car garage doors that have a carriage-style design. The doors typically feature vertical slats, high windows, antiqued hardware, and additional detailing to give the appearance of swinging or sliding doors.
- v. The unit's chimney is finished on all sides with 100% masonry finishing materials.
- vi. A minimum of three offsets in the front façade measuring at least two feet deep are provided or a minimum of one offset in the front façade measuring at least five feet is provided.
- vii. The unit features an articulated front entrance through the use of lintels, pediments, keystones, pilasters, arches, columns, or other similar architectural elements.
- viii. A covered back porch which is at least 200 square feet in area is provided.
- ix. At least one dormer is provided for each roof plane over 500 square feet in area that faces a public street. The dormer must be appropriately scaled for the roof plan and shall not be wider than the windows on the building elevation below.
- x. All windows facing a street feature shutters. The shutters provided must be operational or appear operational and must be in scale with the corresponding window.
- xi. All ground level mechanical, heating, ventilation, and air conditioning equipment have an opaque screening device that is at least six feet tall.