

**EXHIBIT A**  
**REGULATIONS**

a. *Permitted Uses.*

- i. Detached single family residential uses

b. *Space Limits.*

- i. Minimum lot width: 50'; maximum lot width: 70'
- ii. Minimum lot depth: 90';
- iii. Minimum lot area: 5,000 sq. ft.;
- iv. Garage door setback: no less than 20' back from front property line;
- v. Front build-to line for remainder of front facade: no greater than 1/3 and no less than 1/10 the width of the average residential lot width along the street which shall be complied with by at least 80% of the linear footage of the buildings along the street block;
- vi. Rear yard setback: 10';
- vii. Side yard setback: a minimum of 5' (if a zero lot line product is to be constructed, a minimum building separation of 10' shall be maintained and the zero lot line side of each lot intended to accommodate such residential product shall be indicated on an approved record plat, minor plat, minor replat or amending plat);
- viii. Minimum side yard at corner: Five (5) feet (except where otherwise warranted to maintain sight visibility requirements as determined by the City Engineer); and
- ix. Maximum Building Height: 35' or 2 stories.

c. *Architectural Standards.*

- i. All primary structures for single family residential shall conform to the following architectural standards:
  - 1. Front elevations shall consist of no less than eighty percent (80%) masonry materials including, but not limited to, brick, stone, synthetic stone or stucco (however, no more than 50% of this elevation shall be finished with stucco), with the balance in lap siding (lap siding may include but not be limited to wood or cementitious fiber lap siding, but does not include vinyl lap siding or sheet siding fabricated to look like wood lap siding);
  - 2. Side elevations shall consist of no less than seventy-five percent (75%) masonry materials including, but not limited

- to, brick, stone, synthetic stone or stucco (however, no more than 50% of this elevation shall be finished with stucco), with the balance in lap siding (lap siding may include but not be limited to wood or cementitious fiber lap siding, but does not include vinyl lap siding or sheet siding fabricated to look like wood lap siding); and
3. Rear elevations shall consist of no less than fifty percent (50%) masonry materials including, but not limited to, brick, stone, synthetic stone or stucco, with the balance in lap siding (lap siding may include but not be limited to wood or cementitious fiber lap siding, but does not include vinyl lap siding or sheet siding fabricated to look like wood lap siding).
- ii. All primary structures for single family residential shall also incorporate at least three (3) of the following elements:
1. No pitched front roof plane with a horizontal length longer than twenty (20) feet exists;
  2. A minimum of three (3) offsets in the front façade measuring at least two (2) feet deep are provided or a minimum of one (1) offset in the front façade measuring at least six (6) feet is provided;
  3. The structure features an articulated front entrance through the use of lintels, pediments, keystones, pilasters, arches, columns, or other similar architectural elements;
  4. At least one (1) dormer is provided for each roof plane over five hundred (500) square feet in area that faces a public street which must be appropriately scaled for the roof plane and is not be wider than the windows on the building elevation below;
  5. All shutters for windows facing a street will be operational or appear operational and in scale with the corresponding window;
  6. Exterior decorative lighting for the front door and above the garages are operational using photo cell;
  7. Floor surface of front porch is brick, stone or patterned concrete;
  8. All ground level heating, ventilation, and air conditioning equipment is screened from view from the street on which the structure faces; or
  9. Roof is clay-tiled.

d. *Miscellaneous.*

- i. Balconies, covered porches, stoops, and other similar structures, if utilized, shall have a minimum free and clear depth of at least 4 feet.
- ii. Each lot shall be required to provide at least 1 canopy tree in the front yard in front of the lot. The placement of trees may not impede sight visibility. If a required tree conflicts with sight visibility requirements, the tree may be deleted or relocated to another appropriate area in the immediate vicinity, as determined by the Director of Planning.
- iii. Each home will have a minimum of two (2) enclosed parking spaces on the lot.