

Development Regulations

1. The “Single Family Residential” portion of the subject property, shown on the attached exhibit, shall develop in accordance with the *Area and bulk regulations* for Single Family Detached, Small Lot of the REC Neighborhood Zone, except as follows:
 - a. The minimum lot area shall be 4,000 square feet.
 - b. There shall be no maximum lot width.
 - c. Front-entry garages shall be permitted on lots 50 feet wide or greater.

2. The “Commercial” portion of the subject property, shown on the attached exhibit, shall develop in accordance with “C1” – Neighborhood Commercial District, and as amended, except as follows:
 - a. The REC Overlay District shall not apply.

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. A minimum of 100% of this elevation shall be finished with masonry finishing materials (brick, stone, synthetic stone or stucco); however no more than 50% of this elevation shall be finished with stucco.
 - ii. Side Elevation. A minimum of 75% of this elevation shall be finished with masonry finishing materials; however no more than 50% of this elevation shall be finished with stucco. The remaining 25% may be finished with masonry finishing materials, wood lap siding, cast concrete modular siding, cementitious fiber board (hardi-board or hardi-plank), or EIFS. Sheet siding fabricated to look like wood lap siding is prohibited.
 - iii. Rear Elevation. A minimum of 50% of this elevation shall be finished with masonry finishing materials; however no more than 50% of this elevation may be finished with stucco. The remaining 50% may be finished with masonry finishing materials, wood lap siding, cast concrete modular siding, cementitious fiber board (hardi-board or hardi-plank), or EIFS. 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, windows, and or dormers which are located above a roof line which extends from a hip roof.
 - v. Each building shall have a consistent architectural design on all sides.
 - b. All single family residential units shall be required to provide at least three of the following architectural elements:
 - i. 100 percent of each elevation is finished with a masonry finishing material (excluding stucco);
 - ii. The front facade contains at least two types of complementary masonry finishing materials with each of the materials being used on at least 25 percent of the front facade;

- iii. A minimum of 10 percent of the unit's front facade features patterned brick work including, but not limited to soldier, herringbone, or sailor coursework; excluding soldier or sailor brickwork provided in association with a door or window;
- iv. No pitched roof plane with a horizontal length of longer than 20 feet exists;
- v. Each home has at least three distinct horizontal façade planes on the front elevation which are separated by at least 5 feet of depth.
- vi. The unit only features one-car garage doors that have a carriage style design. These doors typically feature vertical slats, high windows, antiqued hardware, and additional detailing to give the appearance of swinging or sliding doors;
- vii. The unit's chimney is finished on all sides with 100 percent masonry finishing materials (excluding stucco);
- viii. The unit features an articulated front entrance through the use of lintels, pediments, keystones, pilasters, arches, columns, or other similar architectural elements;
- ix. All windows that are visible from the right-of-way are articulated through the use of lintels, pediments, keystones, pilasters, arches, columns, or other similar architectural elements;
- x. A covered front porch which is at least 100 square feet in area is provided;
- xi. A covered back porch which is at least 200 square feet in area is provided;
- xii. 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 plane and shall not be wider than the windows on the building elevation below;
- xiii. 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; or
- xiv. All ground level mechanical, heating, ventilation, and air conditioning equipment is completely screened by an opaque screening device that is at least six feet tall.