

SINGLE FAMILY RESIDENTIAL ARCHITECTURAL AND SITE STANDARDS

- A. Townhome residential developments shall meet the requirements of Section 146-139 of the Zoning Ordinance for *Townhome* projects. In addition, all townhome residential units shall be required to provide at least three of the following architectural elements:
- a. 100 percent of each elevation is finished with a masonry finishing material (excluding stucco);
 - b. 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 façade exclusive of doors, windows and/or dormers;
 - c. A minimum of 10 percent of the unit's front facade exclusive of doors, windows and/or dormers 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;
 - d. No pitched roof plane with a horizontal length of longer than 20 feet exists;
 - e. Each home has at least three distinct horizontal façade planes on the front elevation which are separated by at least 3 feet of depth.
 - f. The unit features 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;
 - g. The unit's chimney is finished on all sides with 100 percent masonry finishing materials (excluding stucco);
 - h. The unit features an articulated front entrance through the use of lintels, pediments, keystones, pilasters, arches, columns, or other similar architectural elements;
 - i. All windows that are on the front elevation are articulated through the use of lintels, pediments, keystones, pilasters, arches, columns, or other similar architectural elements;
 - j. A covered front porch which is at least 100 square feet in area is provided;
 - k. A covered back porch which is at least 200 square feet in area is provided;
 - l. 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;
 - m. 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;
 - n. All ground level heating, ventilation, and air conditioning equipment is completely screened with landscaping or fencing.