

COTTAGE

LOT STANDARDS

The cottage is the smallest detached residential unit in Mountainside Village. The cottages are designed to be approximately 1200 square feet. The developer will have direct involvement in the design and construction of the cottages to ensure the expected architectural and construction quality.

Unless otherwise indicated, dimensions are allowed minimums.

A	Lot Depth	70' min.
B	Lot Width	40' min.
C	Front Setback	14' min. 30' max.
D	Porch Depth	6' min. 10' max.

Porches or trellises are recommended to span at least 30% of the length of the front façade of the house.

E, F	Side Setbacks	5' min.
H	Garage/Carport Depth	26' max.
I	Garage/Carport Width/unit	24' max.
J	Garage/Carport Side Setback	0'
L	Garage Rear Setback	10'
G.	Side Street Setback	10' min.

SEE PLAN BOOK COTTAGE PLANS FOR GRAPHICS

M	Primary Bldg. Height Limit	30' max.
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N	Garage / Carport Height	20' max.
O	Height of ground floor	18" to 36"

P	Protected Solar Envelope	above finished grade
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The location and size of the house ensures that it will not shade other homes from receiving solar gain between the hours of 9:00 am and 3:00 pm. The garage or carport shall be situated so it will not significantly shade the south elevation of the adjacent cottages during those hours.

No Accessory Dwelling Units allowed.

Roofs:

Primary roof slopes shall be 8:12, 9:12 or 12:12

End roof gables shall be symmetrical.

Building Entrances:

A primary pedestrian entrance shall be located along and facing onto the primary public street or common walkway.

Fencing:

A fence 30"-60" in height is permitted along side property lines and behind the house's front elevation.

GENERAL NOTE:

The LOT STANDARDS generally govern house form and placement. The ARCHITECTURAL GUIDELINES are a refinement of the lot standards and govern materials and architectural character.

