

# MOUNTAIN LODGE



## LOT STANDARDS

A two- to three-story flexible-use structure with a façade resembling a large detached house (hence, “Lodge”). The building can accommodate a variety of uses—from rental or for-sale apartments, professional offices, a bed-and-breakfast inn, or a large single-family detached house—and its physical structure complements other buildings within the neighborhood. The buildings are of a scale compatible with the detached housing in Mountain Lodge Village. It is anticipated that the developer will have direct involvement in the design and construction of the Mountain Home buildings to ensure the expected architectural and construction quality.

Unless otherwise indicated, dimensions are allowed minimums.

A	Lot Depth	110’ typical
B	Lot Width	50’ typical
C	Front Setback	15’ min. 25’ max.
D	Porch Depth	6’ min. 10’ max.

Porches or trellises are required to span at least 25% of the length of the front façade of the house.

E,F	Side Setbacks	5’ min.
G	Side Street Setback	15’ min.
H	Garage Depth	40’ max.
I	Garage Width	38’ max.
J,K	Garage Side Setback	5’
L	Garage Rear Setback	25’
	Garage Rear Setback on Corner Lots	11’ min.
M	Primary Bldg. Height Limit	35’
N	Garage Height	30’ max.
O	Height of ground floor (Main House)	18” to 36” above finished grade

### P Solar Access

The structure must fit under a plane which slopes up 27.5° from horizontal along a bearing perpendicular to the northerly property line, from a height 15’ above grade at the northerly property line. Solar envelope limits are not applicable to lots on THE north end of blocks where there are no houses to the immediate north to shade.

### Roofs:

Primary roof slopes shall be no less than 7:12 nor greater than 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.

The Mansion units are coded for up to 4 units per building.

1. Mountain Home units are also referred to as “Mountain Lodge” & “Mansion” Building

## 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.