

VILLAGE HOUSE

LOT STANDARDS

The Village house is designed to be a one-and-a-half-story, single-family detached house. Height will generally be limited by solar envelope regulations rather than maximum height. The primary residence is expected to be about 1300 – 1700 sf. The developer will have direct involvement in the design and construction of the village houses to ensure the expected architectural and construction quality.

Unless otherwise indicated, dimensions are allowed minimums.

- A Lot Depth 100' min.
- B Lot Width 50' min.
- C Front Setback 20' min.
25' max.
- D Porch Depth 6' min.
8' max.

Porches are required to span at least 40% of the length of the front façade of the house.

- E. North Side Setback 5' min.
- F. South Side Setback 10' min.
- G. Side Street Setback 10' min.
- H Garage Depth 28' max.
- I Garage Width 26' max.
- J Garage North Side Setback 3' min.
- K Garage South Side Setback 15' min.
- L Garage Rear Setback 25' min.
- M Garage Rear setback on corner lots 11' min.
- N Primary Bldg. Height Limit 30' max.

Buildings must fit in solar envelope. See item P below and associated diagrams.

- M² Tower less than 200 s.f 35' max.
- N Garage/ Accessory Unit Height 28' max.

- O Height of ground floor (Main House) 18" to 36" above finished grade

P Protected Solar Envelope

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 north end of blocks where there are no houses to immediate north to shade.

Accessory Dwelling Units allowed on designated lots. Maximum size to be 600 s.f.

Building Entrances:

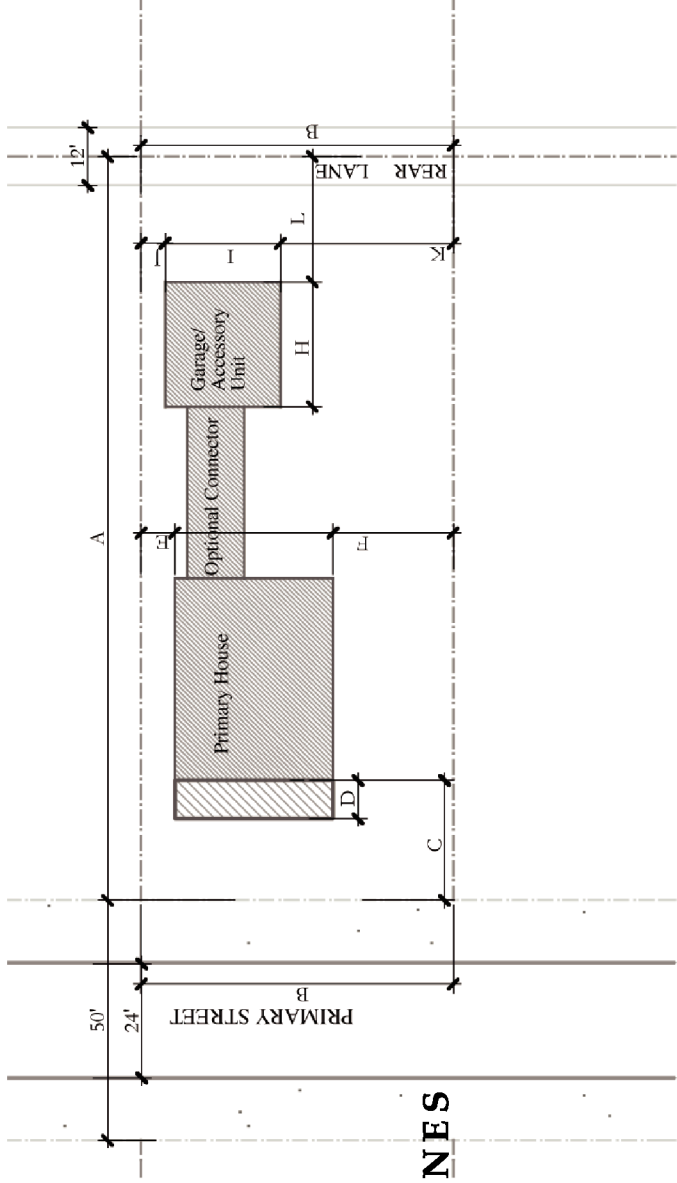
A Primary pedestrian entrance shall be located along and facing onto the primary public street. Houses adjacent to a common green shall front the green.

Fencing:

A fence 30"-40" in height is permitted along the street frontage and along common lot lines. Privacy fencing up to 60" may be placed on property lines behind the front setback line and along the rear lane.

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.



ARCHITECTURE GUIDELINES

All residences built on Village House lots shall conform to the Lot Standards for these lots.

• Frontage/Volume

The front elevation of the house shall be a minimum of: 18 feet wide. The minimum width of the front elevation shall extend at least: 28 feet behind the front setback line. Lots 15-18 Min width 26 min depth 18'. The main house shall be a minimum of 1-1/2 stories or 20' tall.

• Elevations

All elevations shall be aesthetically pleasing, proportionally balanced, and harmonious with the house as a whole. Bare, windowless elevations will not be accepted. Windows on north elevations, with platted property to the north, should have high sills. Window design should be limited to minimize views into the north neighbor's side yard/south elevation.

• Roof Slope

Primary Roof Pitches 8:12, 9:12, 10:12 or 12:12
Secondary (lower) Roof pitches near flat or 3:12 to 4.5:12
End gable roofs shall be symmetrical.

• Landscaping

Refer to Mountainside Village Landscape Guidelines.

Between the front of the house and the front property line, the following minimums are required in addition to the street trees: (2) trees 1" caliper or greater and clusters of shrubbery planted in well mulched planting beds.

Parking areas and garages must be visually screened from neighboring properties with vegetative landscaping. There shall be a 2 foot (2') minimum unpaved strip between the driveway paving and the side property line. Pervious surface driveways/parking areas are highly encouraged.

