



New Residential Zoning Standards Applicable to Final Plats Submitted After October 7, 2015

1. Alternating Single Family Plan Elevations (Anti-Monotony)

A minimum of four (4) distinctly different home elevations shall be built on the same side of the street. Similar elevations shall not face each other. The same elevation shall not be within three homes of each other on the same side of the street.

Different exterior elevations can be met by meeting at least two of the following criteria:

- Different roof forms/profiles
- Different façades consisting of different window and door style and placement
- Different entry treatment such as porches and columns
- Different number of stories

2. Masonry Construction for Single Family Facades Facing a Street



Unless an alternate material is approved by the Town Council, any portion of an upper story, excluding windows, that faces a street, public or private open space, public or private parks, or hike and bike trails, shall be 100% masonry and shall not be comprised of cementitious fiber board.

3. Chimneys



Unless an alternate material is approved by the Town Council, the exterior cladding of chimneys shall be brick, natural or manufactured stone, or stucco.

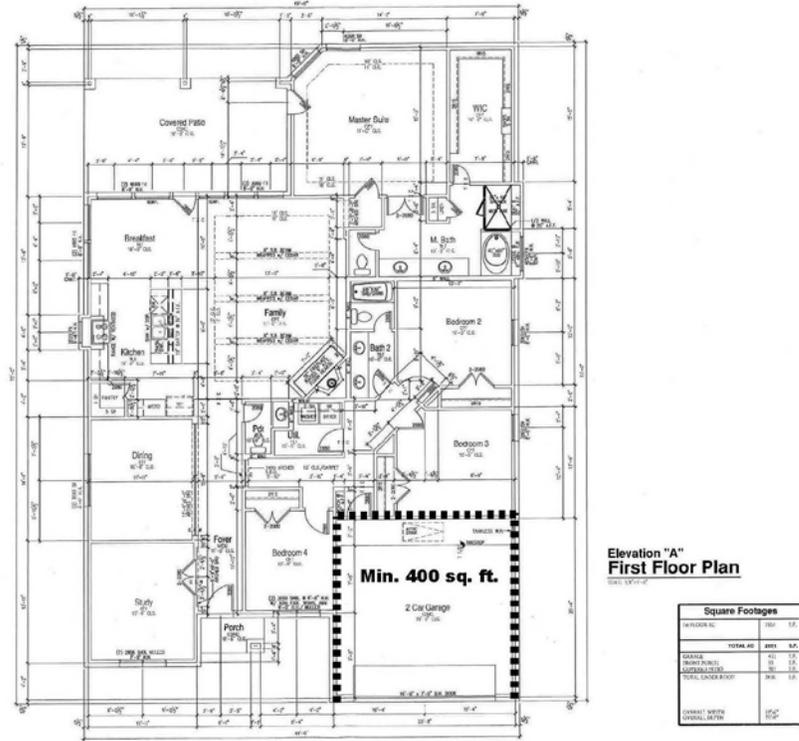
Note: Chimneys in existence at the effective date of the ordinance are not subject to the new masonry standard.

4. Residential Garage Standards



- In no instance shall a garage door directly facing a street be less than 25 feet from the property line.
- Garage doors directly facing a street shall not occupy more than fifty percent (50%) of the width of the front façade of the house.
- Where a home has three (3) or more garage/enclosed parking spaces, no more than two (2) garage doors or one (1) double garage door shall face the street, unless the garage door(s) are located behind the main structure.

5. Size of Two-Car Garages

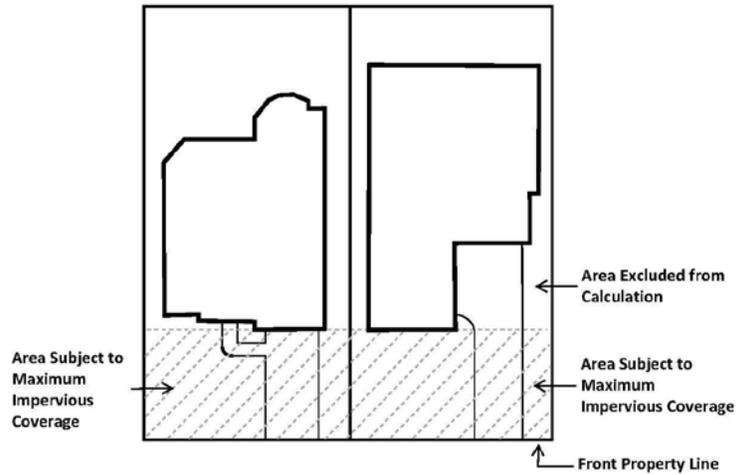


The minimum enclosed parking (garage) area shall be four hundred (400) square feet.

Note: An additional, separate third or fourth car garage area does not have to meet this minimum area.

6. Impervious Coverage of Front Yards

The cumulative area of any driveway plus any impermeable surface area located between the front property line and any front building wall shall not exceed fifty (50) percent of the area between the front property line and any front building wall. For the purpose of this subsection, the front wall of a j-swing wall can be used to meet the requirement.



7. Single Family Corner Lot Landscaping



A minimum of one (1) tree from the Large Tree list found in Chapter 4, Section 2.7 of the Zoning Ordinance shall be planted in the side yard area adjacent to the street on a corner lot. When more than two (2) trees are required per lot, the corner lot, side yard tree may count toward the requirement. Street trees (trees located in the parkway area between the curb and the sidewalk) adjacent to the side yard of a corner lot may count toward the requirement.

8. Carports



The support structures of a carport shall be of the same material as the main structure. The roof shall have a minimum roof pitch of 6:12 and be of similar material and architectural design as the main structure.