

## **SINGLE FAMILY RESIDENTIAL DESIGN GUIDELINES**

### **F.1. ANTI-MONOTONY STANDARDS**

**F.1.1. Purpose**

The purpose of this section is to create aesthetic guidelines for single-family developments in order to facilitate varying façade features and foster diverse neighborhood development, while ensuring that the small-town values are expressed architecturally in residential developments.

**F.1.2. Applicability**

These requirements shall apply to all new and/or expanding residential developments defined as a Major Subdivision. These requirements shall only apply to residential developments approved after the adoption of this section, and shall not apply to previously approved residential developments or residential developments defined as a Minor Subdivision.

**F.1.3. Standards**

F.1.3.1. As the dwelling unit is viewed from the front or rear facing a street, the dwelling unit's roof line shall not be repeated by another dwelling unit that is located closer than two (2) dwelling units on either side of the subject dwelling unit.

F.1.3.2. No dwelling unit shall be located within two (2) dwelling units of a similar dwelling unit model, or directly across the street from a similar model (existing or future) unless there is a break in the model repetition, such as a street, connected open space corridor at least twenty (20) feet wide, a multi-purpose trail at least ten (10) feet wide, or a non-residential building separating the dwelling units.

F.1.3.3. Dwelling unit models shall be considered similar if they do not meet the criteria described below. The following criteria shall be examined when determining whether dwelling unit models vary in similarity:

F.1.3.3.1. Minimum number of dwelling units that vary in aesthetic appearance based on the total number of units in the development

F.1.3.3.2. A minimum of three (3) types of dwelling units for a development of between ten (10) and forty (40) units.

F.1.3.3.3. A minimum of four types of dwelling units for a development of more than forty (40) units.

F.1.3.4. Dwelling units shall demonstrate a minimum of two (2) of the following methods used to vary their model type so as not to be deemed similar models.

F.1.3.4.1. Number of stories

F.1.3.4.2. Window type and location including, but not limited to, casement, awning, hopper, slider, single and double hung, fixed, ribbon, bay, box bay, circle bay, label mold, Palladian, hood mold, or paired.

F.1.3.4.3. Door type and location including, but not limited to, single panel, double panel, six panel, legend, battered, braced, or framed.

F.1.3.4.4. Siding material including vinyl, aluminum, plank, wood, stucco, synthetic stucco or EIFS, brick, clapboard, shingles, shakes, stone, cementitious fiberboard, or veneer.

- F.1.3.4.5. Entry treatments, including, but not limited to porches, stoops, turrets, or columns.
- F.1.3.4.6. Roof type, shape and height including, but not limited to, cross gabled, front gabled, gambrel, hipped, mansard, pavilion-hipped, side-gabled, or salt box.
- F.1.3.4.7. Building footprint including, but not limited to, square, rectangular, or barbell.
- F.1.3.4.8. Garage entry and location including, but not limited to, front, side, or back.
- F.1.3.4.9. Architectural style or different models including, but not limited to, Early American, Colonial, or Victorian.
- F.1.3.4.10. Color

**F.1.4. Review Process**

**F.1.4.1. Development Plan and Plat Approval**

- F.1.4.1.1. The applicant shall place a note on the development plan and final plat demonstrating compliance with this Section. The note shall state: No zoning permit shall be issued for any single-family dwelling unit unless sufficient information is provided as part of the building permit application demonstrating compliance with Appendix F, Anti-Monotony.

**F.1.4.2. Zoning Permit Approval**

- F.1.4.2.1. When applying for a zoning permit for a new dwelling unit on any lot within an applicable development, the applicant shall submit the following information to the Planning and Zoning Department:

- F.1.4.2.1.1. A portion of the approved subdivision plat which shows the proposed dwelling unit and all dwelling units within two (2) dwelling units on either side and across the street from the dwelling unit, identifying the proposed dwelling unit model numbers and/or elevations or photograph (if existing) or

- F.1.4.2.1.2. A notarized affidavit of compliance of single-family design guidelines. The notarized affidavit shall be submitted on a Planning Department form.

- F.1.4.2.2. The Planning and Zoning Department shall review the proposed permit for compliance with the approved plat. Only zoning permit applications that comply with the approved residential design plan may be approved.

**F.1.5. Appeal Process**

- F.1.5.1. If a building permit is denied based on the failure of a dwelling unit to meet the design minimums set forth in this Section, the aggrieved owner may appeal to the Planning and Zoning Board per Section 3.7 of the Unified Development Ordinance.

**F.2. GARAGESCAPES**

**F.2.1. Purpose**

The purpose of these standards is to maintain the convenience of single-family dwelling unit garages without taking away from the architectural and aesthetic appeal of the dwelling unit or the residential neighborhood.

**F.2.2. Applicability**

These requirements shall apply to all new and/or expanding residential developments defined as a Major Subdivision. These requirements shall only apply to residential developments approved after the adoption of this section, and shall not apply to previously approved residential developments or residential developments defined as a Minor Subdivision.

**F.2.3. Standards**

F.2.3.1. As viewed from the front of the dwelling unit, the garage shall not be the dominating feature.

F.2.3.2. All applicable single-family dwelling units shall incorporate a minimum of two (2) of the following options to ensure the garage is not the dominating feature of the dwelling unit:

F.2.3.2.1. No more than fifty percent (50%) of the front house façade of a dwelling unit shall be made up of the front side of the garage.

F.2.3.2.2. Aesthetic characteristics of the front side of the garages shall be varied by adding architectural features, including but not limited to trellises, roof forms, balconies, or windows, directly above the garage door to minimize aesthetic impact of the garage facade.

F.2.3.2.3. Garages shall be recessed a minimum of six (6) inches from the primary façade, including, but not limited to porches, stoops, etc.

**F.2.4. Review Process**

F.2.4.1. Development Plan and Plat Approval

F.2.4.1.1. The applicant shall place a note on the development plan and final plat demonstrating compliance with this Section. The note shall state: No zoning permit shall be issued for any single-family dwelling unit unless sufficient information is provided as a part of the building permit application demonstrating compliance with Appendix F, Garagescapes.

F.2.4.2. Zoning Permit Approval

F.2.4.2.1. When applying for a zoning permit for a new dwelling unit on any lot within an applicable development, the applicant shall submit the following information to the Planning and Zoning Department:

F.2.4.2.1.1. A building elevation depicting compliance with this Section or

F.2.4.2.1.2. A footprint of the dwelling unit with the front façade and garage set-back measurements or

F.2.4.2.1.3. A notarized affidavit of compliance of single-family design guidelines. The notarized affidavit shall be submitted on a Planning Department form.

F.2.4.2.2. The Planning and Zoning Department shall review the proposed permit for compliance with the approved plat. Only applications for building permits that comply with the dwelling unit design minimums shall be approved.

**F.2.5. Appeal Process**

F.2.5.1. If a building permit is denied based on the failure of a dwelling unit to meet the design minimums set forth in this Section, the aggrieved owner may appeal to the Planning and Zoning Board per Section 3.7 of the Unified Development Ordinance.

