

EXHIBIT 4. PROPOSED ARCHITECTURAL SFR STANDARDS

EXHIBIT D-2

ARCHITECTURAL AND LANDSCAPING STANDARDS (AREA E – SINGLE-FAMILY DETACHED)

1. The minimum square footage for each home shall be 1,400 square feet.
2. The primary architectural plane of each building shall have a minimum of two (2) projections or setbacks.
3. The rear architectural plane of each building shall have a minimum of one (1) projections or setbacks.
 - a. Chimneys shall extend fully from grade above the eaves, be constructed of masonry or stucco material, and extend outward a minimum of 18 inches from the architectural plane to which it is attached in order to qualify as a projection or setback.
4. There shall be a minimum of two (2) windows per architectural plane, except for the garage side architectural plane of a single story home, and a minimum of twelve (12) windows for each home.
 - a. To qualify under this requirement each window must be a minimum of eight (8) square feet, however, one (1) ox-eye or round window measuring a minimum of 2.5 feet in diameter may be substituted. The substitution may occur only once per building.
 - b. Trim is required for all windows surrounded by masonry and may include decorative shutters, window heads, surrounds or applied trim being a minimum of 1"x4".
5. Entryways shall be clearly defined, visible, and a dominant feature of the façade.
6. All homes shall have a minimum roof pitch of 6:12 for the main body of the roof.
7. All roof vents and mechanical equipment shall match or be painted to match the shingle color and shall be hidden from the street view, if possible.
8. All homes shall have minimum roof overhangs of 12".
9. Each home shall have dimensional or architectural grade singles. Standard 3-tab shingles are prohibited.
10. Shed type or bump-out chimneys are prohibited.
11. 50% of the front architectural plane of each home shall be masonry excluding doors and windows and areas above a roof. Other permitted materials include cementitious siding, stucco, wood, and vinyl siding having a minimum gauge of .046" and minimum of ½" lip and be certified by the Vinyl Siding Institute. Aluminum siding is prohibited. The home shall contain a minimum of two (2) distinct colors.
12. No two homes using the same floor plan and elevation are permitted to be located adjacent to or across the street from each other.
13. The maximum size allowed for a garage door shall be 9' x 16'. Garages bays shall be offset from each other a minimum of 2 feet. All dwelling units shall have an attached 2-car garage.
14. Front loading garage doors shall not exceed 50% of the total front architectural plane width.
15. Landscaping
 - a. Front yard landscaping – Minimum of two (2) trees and ten (10) shrubs. Shrubs must be a minimum of 24" in height at time of planting.
 - b. Side yard landscaping – Minimum 2' wide landscape bed extending 12' from the front corner break and containing a minimum of 4 shrubs.
 - c. Rear yard landscaping – Minimum of one (1) tree