

BALDWIN PARK

A TRADITIONAL ORLANDO NEIGHBORHOOD

RESIDENTIAL DESIGN GUIDELINES



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RESIDENTIAL DESIGN GUIDELINES

Town Design Review Committee

Current members:

Dean J. Grandin, Jr.
Richard Howard
Marsha Segal-George

Previous members:

Ken Austin
Byron Brooks
Kevin Edmonds
Thomas R. Kohler
David Metzker
Daisy Staniszki
Richard Unger

Owner/Master developer

Baldwin Park Development Company

Consultants

EDAW
Gay & Morrissey Architectural Group
Geoffrey P. Mouen, Inc.
Ibarra Collaborative International, Inc.
Looney Ricks Kiss, Inc.
Still Life Architectural Artwork

BALDWIN PARK DESIGN GUIDELINES

These Design Guidelines, and the improvements, plans, features and amenities described and depicted herein are based upon current development plans, which are subject to change without notice. No guarantee is made that the improvements, plans, features, amenities, and facilities depicted by artists' renderings or otherwise described herein will be provided, or, if provided, will be of the same configuration, style, type, size, or nature as depicted or described herein.

These materials are intended solely to provide guidance regarding certain architectural design characteristics which are either desired or required to be incorporated in the design of the improvements described herein, unless otherwise agreed to by Baldwin Park Development Company. These materials are not intended to constitute a complete list of all criteria that must be satisfied in order to render proposed designs acceptable to Baldwin Park Development Company, nor will compliance with all of the requirements and criteria set forth in these materials ensure the approval of any particular designs which may be submitted to Baldwin Park Development Company for approval as a prerequisite to the construction of improvements implementing such designs within the project. Baldwin Park Development Company reserves the right to impose additional or different design requirements on any improvements to be constructed within the project.

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It is the intent of the Board of Directors, in adopting these Guidelines, that they provide guidance to owners who are contemplating making any modifications or additions to any residential lot, or any existing improvements on a residential lot, regarding some of the factors that will be considered by the Architectural Review Committee in considering whether to approve any requested modifications or additions. Adherence to the Guidelines does not guarantee approval and failure to adhere to the Guidelines does not guarantee disapproval. As the particular circumstances will vary from lot to lot due to many factors including, but not limited to, varying architectural styles, lot locations, lot and home sizes, the existing designs, colors, sizes and orientations of other homes and improvements in the vicinity of an owner's lot, existing landscaping, etc., what may be an appropriate modification or addition to one lot and/or home may not be appropriate to another lot or home. Therefore, the Architectural Review Committee shall be entitled to follow or disregard any specified guideline on a case by case basis where the members of the Committee deem it reasonable and appropriate to do so.

Notwithstanding any provision in this Resolution, the Design Guidelines or any other covenant, rule or other written provision to the contrary, if any language contained in this Resolution or any of the Design Guidelines or any other provisions adopted by the Board of Directors, the Architectural Review Committee or otherwise incorporated in the Amended and Restated Declaration of Covenants, Conditions and Restrictions (as

amended) applicable to members of this Association (hereinafter collectively "Architectural Control Provisions"), are deemed, under applicable Florida law, to allow an owner to select from options provided in such Architectural Control Provisions notwithstanding any contrary action by or objection raised by the Architectural Review Committee to the choice desired by such owner, the applicable language set forth in the Architectural Control Provisions shall be deemed automatically removed and stricken from such Provisions and such language shall be of no further force and effect and in the event an owner was seeking approval to modify existing improvements on a lot, the owner shall not be permitted to make such modification. (For example, if it is determined that the Architectural Review Committee may not specify the particular paint colors, from among those discussed as possibly acceptable in the Design Guidelines, that an owner may use to repaint their home, the only colors that will be acceptable will be those colors previously used to paint the portion of the home the owner wishes to repaint. Likewise, if additional improvements are approved for construction on a lot, under the facts of the foregoing example, only the color of the existing improvements would be permitted to be used for the additional improvements.)

Dated this 24th day of June, 2008.
Board of Directors
Baldwin Park Residential Owners Association, Inc.

RESOLUTION NO. 2008-1 (ARC)

A RESOLUTION OF THE ARCHITECTURAL REVIEW COMMITTEE OF
BALDWIN PARK RESIDENTIAL OWNERS ASSOCIATION, INC.
ESTABLISHING DESIGN GUIDELINES

WITNESSETH:

WHEREAS, Orlando NTC Partners, A Joint Venture (the "Declarant"), is the master developer of that planned community known as Baldwin Park, located in the City of Orlando, Orange County, Florida (the "Project"); and

WHEREAS, Declarant previously executed and recorded that certain Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Baldwin Park Residential Properties, dated July 27, 2007, and recorded July 31, 2007 in Official Records Book 9372, Page 1303, et seq. of the Public Records of Orange County, Florida, as the same may be supplemented, amended and/or restated from time to time (the "Declaration"), against title to the Residential lots; and

WHEREAS, Declarant also executed and recorded certain Declarations of Perpetual Covenants, Conditions, Restrictions and Obligations (the "PCCROs") against title to the Residential Lots; and

WHEREAS, in the Declaration and in the PCCROs the Declarant reserved for itself certain architectural review rights, which architectural review rights Declarant has now terminated in part and assigned in part to the Baldwin Park Residential Owners Association, Inc. (the "Association") using the document which is attached hereto as Exhibit "A"; and

WHEREAS, as a result of the partial termination of the rights contained in the PCCROs and the partial assignment of the rights reserved in the Declaration, the Architectural Review Committee (the "ARC") identified in Article IV of the Declaration will now be empowered to review and make decisions as to requested changes to Completed Residential Lots, all as more fully outlined in Attached Exhibit "A"; and

WHEREAS, pursuant to Section 4.3 of the Declaration, the Association has the right to establish design and construction guidelines and review procedures (the "Design Guidelines") to provide guidance to Owners and Neighborhood Associations regarding matters of particular concern to the Association in considering applications for architectural approval; and

WHEREAS, according to Section 4.3 of the Declaration, the Design Guidelines are established by the approval of the same by the Board of Directors, the ARC and the City of Orlando; and

WHEREAS, the City of Orlando has already approved the establishment of the Design Guidelines which are attached hereto; and

WHEREAS, the Board of Directors has also approved the establishment of the Design guidelines which are attached hereto at its meeting dated June 24, 2008; and

WHEREAS, the ARC now wishes to approve the establishment of the Design Guidelines which are attached hereto.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. **Recitals.**

The foregoing recitals are true and correct and are incorporated herein by this reference.

2. **Establishment of Design Guidelines.**

The Design Guidelines attached hereto are hereby approved as the Design Guidelines for the Completed Residential Lots located in the Project, as the term Completed Residential Lots is defined in Attached Exhibit A. The Design Guidelines shall consist of the following three component parts:

- a. The Preamble dated June 24, 2008, which is attached to the original of their Resolution as Exhibit B;
- b. The multi-page booklet dated September 27, 2008, which is attached to the original of this Resolution as Exhibit "C"; and
- c. The Color Matrixes, each dated June 17, 2008, which are attached to the original of this Resolution as composite Exhibit "D".

3. **Effect of Design Guidelines:**

While the Design Guidelines provide guidance to the Owners and Neighborhood Association, they shall not be the exclusive basis for decisions made by the Association and compliance with these Design Guidelines shall not guarantee approval of any application for approval of architectural changes.

4. **Effective Date of Design Guidelines.**

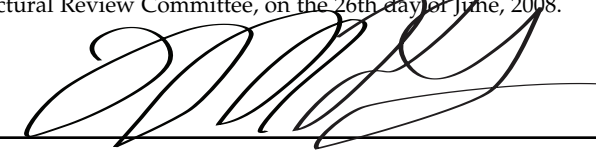
The attached Design Guidelines shall become effective on the date of this Resolution.

5. **Future Amendments to Design Guidelines.**

As provided for in Section 4.3 of the Declaration, the ARC, with the Board's approval, may amend the attached Design Guidelines, from time to time, in the future, subject only to approval by the City of Orlando and Declarant, for so long as Declarant has such approval rights pursuant to Subsection 10.5 of the Declarations.

BE IT FURTHER RESOLVED, that in addition to and without limiting the foregoing, the Chairperson of the ARC is hereby authorized, empowered and directed to take, or cause to be taken, such further action, and to execute and deliver or cause to be delivered, for, in the name of and on behalf of the ARC, all such instruments and documents as such person may deem necessary, desirable and in the best interests of the ARC in order to effect the purpose or intent of the foregoing resolution (as conclusively evidenced by the taking of such action or the execution and delivery of such instruments, as the case may be) and all actions heretofore taken by the Chairperson in connection with the subject of the foregoing recitals and resolution are hereby approved, ratified and confirmed in all respects as the act and deed of the ARC.

THIS RESOLUTION WAS UNANIMOUSLY PASSED AND DULY adapted at a meeting of the Architectural Review Committee, on the 26th day of June, 2008.



Chairperson

1.0 Community Patterns

- 1.0.1 Neighborhood Location Map
- 1.0.2 Community Patterns

1.1 Neighborhood 1

- 1.1.1 Site Map - Neighborhood 1
- 1.1.2 Townhome Lots -22', 28'
- 1.1.3 Cottage & Park Lots
- 1.1.4 Village, Manor, & Custom Lots
- 1.1.5 Bennett Road
- 1.1.6 Broad Street Park
- 1.1.8 Development Standards - Matrix

1.2 Neighborhood 2

- 1.2.1 Site Map - Neighborhood 2
- 1.2.2 Townhome Lots -22', 28'
- 1.2.3 Cottage & Park Lots
- 1.2.4 Village, Manor, & Custom Lots
- 1.2.5 Development Standards Matrix

1.4 Neighborhood 4

- 1.4.1 Site Map - Neighborhood 4
- 1.4.2 Townhome Lots -22', 28'
- 1.4.3 Cottage & Park Lots
- 1.4.4 Village, Manor, & Custom Lots
- 1.4.5 Development Standards Matrix

1.6 Neighborhood 6

- 1.6.1 Site Map - Neighborhood 6
- 1.6.2 Garden/Bungalow & Townhome Lots
- 1.6.3 Cottage & Park Lots
- 1.6.4 Village, Manor, & Custom Lots
- 1.6.5 St. George Street
- 1.6.6 Development Standards Matrix

1.8 Neighborhood 8

- 1.8.1 Site Map - Neighborhood 8
- 1.8.2 Townhome Lots -22', Live-Work
- 1.8.3 Garden/Bungalow & Cottage Lots
- 1.8.4 Park & Village Lots
- 1.8.5 Manor & Custom Lots
- 1.8.6 Development Standards Matrix
- 1.8.10 Custom Lots - Special Lot Conditions

1.9A Neighborhood 9A

- 1.9A.1 Site Map - Neighborhood 9A
- 1.9A.2 Garden/Bungalow & Cottage Lots
- 1.9A.3 Park & Village Lots
- 1.9A.4 Manor, & Custom Lots
- 1.9A.5 Development Standards Matrix
- 1.9A.9 Custom Lots - Special Lot Conditions

1.10 Neighborhood 10

- 1.10.1 Site Map - Neighborhood 10
- 1.10.2 Garden/Bungalow & Cottage Lots
- 1.10.3 Park & Village Lots
- 1.10.4 Manor Lots & Townhomes
- 1.10.5 Development Standards Matrix

2.0 Architectural Guidelines

- 2.0.1 Architectural Guidelines

2.1 Revival

- 2.1.1 Introduction
 - Colonial Revival
 - Dutch Colonial
- 2.1.2 Fundamentals of Colonial Design
- 2.1.3 Colonial Massing
- 2.1.4 Colonial Details
- 2.1.5 Colonial Materials
- 2.1.6 Colonial Image Catalog

2.2 Classical

- 2.2.1 Introduction
 - Georgian
 - Greek Revival
- 2.2.2 Fundamentals of Classical Design
- 2.2.3 Classical Massing
- 2.2.4 Classical Details
- 2.2.5 Classical Materials
- 2.2.6 Classical Image Catalog

2.3 Craftsman

- 2.3.1 Introduction
 - Bungalow
 - Arts & Crafts
 - Prairie
- 2.3.2 Fundamentals of Craftsman Design
- 2.3.3 Craftsman Massing
- 2.3.4 Craftsman Details
- 2.3.5 Craftsman Materials
- 2.3.6 Craftsman Image Catalog

2.4 Florida Vernacular

- 2.4.1 Introduction
 - Folk Victorian
 - Key West
 - National
- 2.4.2 Fundamentals of Florida Vernacular Design
- 2.4.3 Florida Vernacular Massing
- 2.4.4 Florida Vernacular Details
- 2.4.5 Florida Vernacular Materials
- 2.4.6 Florida Vernacular Image Catalog

2.5 Coastal

- 2.5.1 Introduction
 - Acadian
 - Low Country
- 2.5.2 Fundamentals of Coastal Design
- 2.5.3 Coastal Massing
- 2.5.4 Coastal Details
- 2.5.5 Coastal Materials
- 2.5.6 Coastal Image Catalog

2.6 Mediterranean

- 2.6.1 Introduction
 - Spanish Eclectic
 - Italian Renaissance
 - Monterrey
- 2.6.2 Fundamentals of Mediterranean Design
- 2.6.3 Mediterranean Massing
- 2.6.4 Mediterranean Details
- 2.6.5 Mediterranean Materials
- 2.6.6 Mediterranean Image Catalog

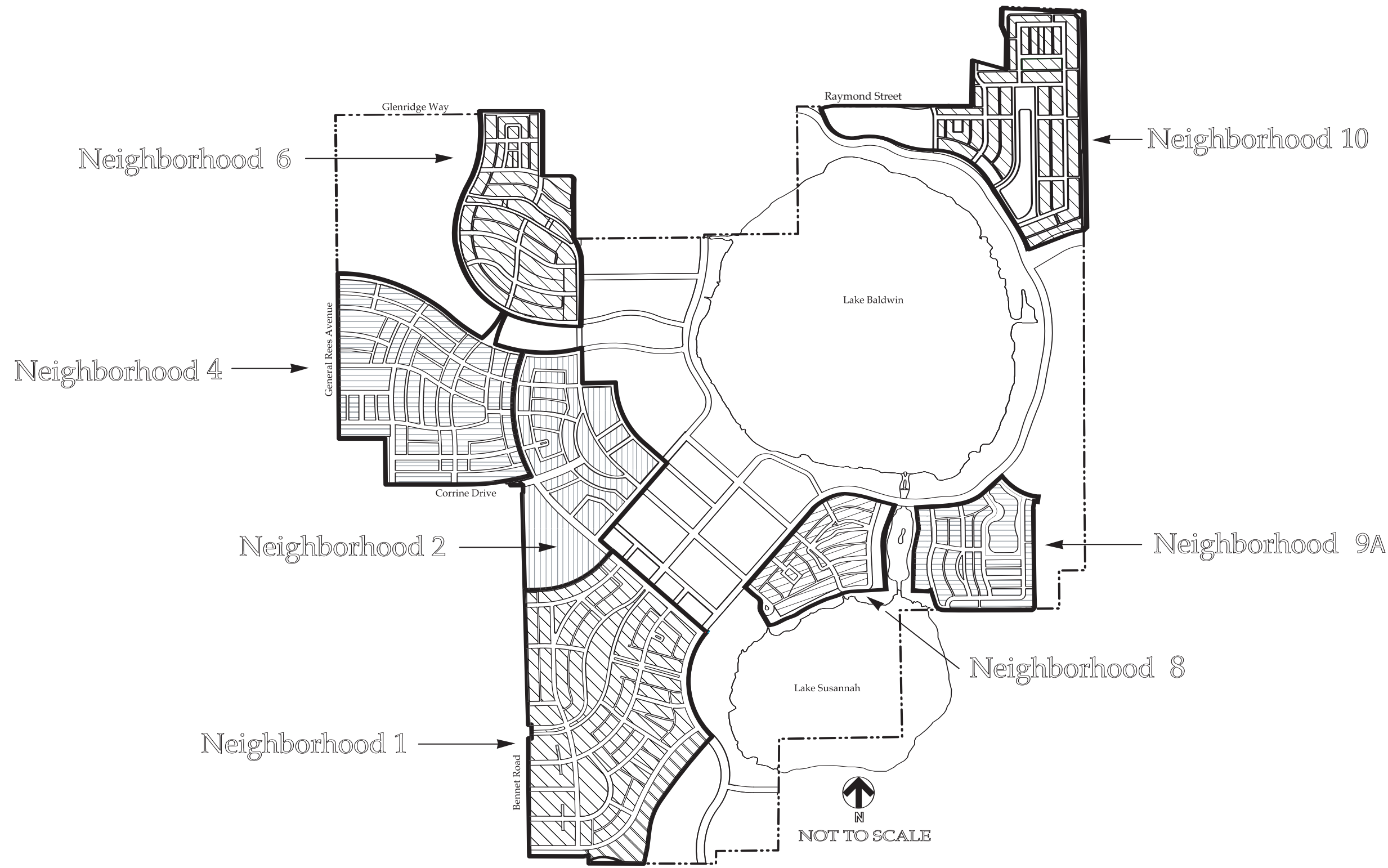
3.0 Landscape Guidelines

- 3.0.1 Introduction
 - Universal Landscape Criteria
 - 3.1.1 Site Specific Design Criteria
- 3.2.1 Site Specific Design Criteria
- 3.3 Image Catalog
- 3.4 Plant List

4.0 Glossary

5.0 Bibliography

COMMUNITY PATTERNS



01) FUNDAMENTALS

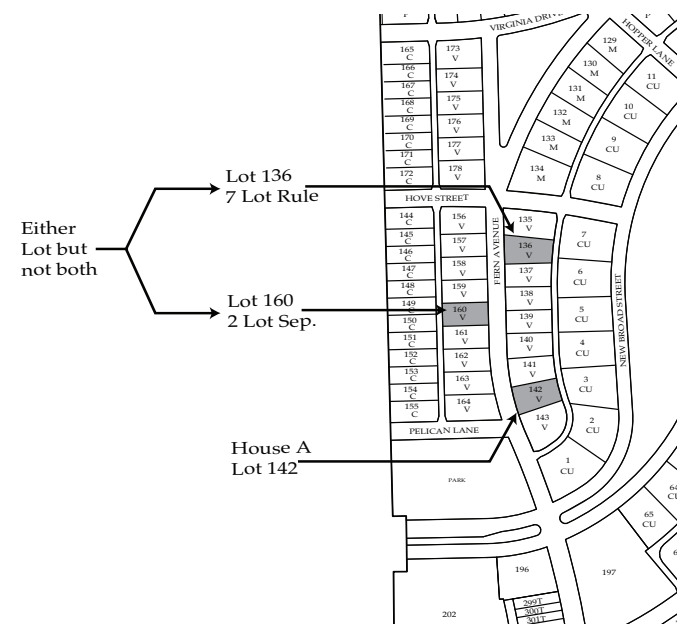
- A. In an effort to create a harmonious neighborhood environment without becoming sterile or monotonous, the following guidelines are developed with the express purpose of creating a varied streetscape.
- B. Two non-identical houses of the same style may be built adjacent to each other.
- C. An identical house with Main Body massing and matching Key Elements can repeat every seven (7) lots (inclusive) with the exception that identical houses can not be located directly across the street from each other. A minimum of one (1) full lot separation is required between identical houses located across the street from each other on the same block.

1) *Example:* House "A" is built on Lot 142. An identical house may be built on Lot 136 (based upon the seven (7) lot rule). In addition an identical house could be built on Lot 160 or Lot 161, but not both. Lot 160 is across the street and separated by one full lot from Lot 136. Lot 161 is across the street from Lot 142 and separated by one full lot. However, due to the seven (7) lot separation rule, identical houses could not be built on both Lot 160 and Lot 161.

- D. Identical houses with the same massing may occur closer than the restricted seven (7) lots if at least three (3) Key Elements are varied, but in no case shall be closer than four (4) lots. Key Elements include:

- 1) Porch Railing design
- 2) Roofing Material
- 3) Siding Material
- 4) Addition/Deletion of Dormers
- 5) Shutters
- 6) Column/Column Base design
- 7) Windows
- 8) Add-on Massing Elements such as a wrap-around porch, loggias, balconies, or an enclosed side room

- E. Strong distinguishable architectural features (e.g. turrets) can repeat every seven lots (inclusive) with a minimum of two (2) full lots separation for identical houses located across the street from each other. No more than two (2) distinguishable architectural features may occur in a single block.



Example: House A is built on Lot 142 that has a strong distinguishable architectural feature. A similar element can be constructed as close as Lot 136 (7 Lot rule) on the same side of the street.

Alternately, another house with a strong distinguishable architectural feature can be built across the street as close as Lot 160, which has a full two (2) lot separation from Lot 142. However, in no case can there be more than two (2) distinguishable elements occurring in a single block, therefore, either one house on the same side of the street or one house across the street can be constructed on this block.

- F. Alternative styles with demonstrated historic precedence may be approved on a case-by-case basis at the sole discretion of the Town Architect.
- G. **Any approval granted under this or any other exception shall be considered a one-time approval and does not constitute precedence for duplication of said style or future approvals.**

02) SITE PARAMETERS

- A. Setbacks from the road right-of-way are established for each lot in the Development Standards Matrix. Special lot conditions are also noted where a lot may benefit from specific architectural treatments or where atypical site constraints allow alternative solutions.

03) SITE DESIGN GUIDELINES

- A. Maximum allowable width of Main Body

1) Cottage Lots (45')	
a) Single Story	35' wide
b) Two Stories	32' wide
2) Park Lots (55')	36' wide
3) Village Lots (60')	36' wide
4) Manor Lots (70')	38' wide
5) Custom Lots (90'+)	42' wide*

*See Custom Lot Exception

04) CUSTOM LOT EXCEPTION

- A. Specific lots as identified in the Development Standards Matrix allow for a Custom Lot exception. These lots are identified as opportune locations for a Main Body to exceed the 42' width typically allowed. The Homeowner, Builder and Architect are encouraged to review the housing styles best suited for the extra width, such as Mediterranean, Italian Renaissance, Arts and Crafts, and the Prairie Style.

05) ACCESSORY STRUCTURES

- A. Detached garages must be appropriately scaled and of the same style as the Main House. The side setback is 5'-0" from the property line.
- B. Detached garages must be independent of the Main Structure and are not considered accessory if joined, for example, by a covered walkway.
- C. Detached garages must be at least 10'-0" from the Main House measured from vertical wall plane to vertical wall plane.
- D. Other Accessory Structures include, but are not limited to, open air structures (such as a trellis), gazebos, storage sheds and large playground equipment (such as a swing set with slide and covered fort).
- E. Trellis, gazebos and similar structures must be appropriately scaled and be of compatible style as the Main House. If appropriate, these structures may be connected to the Main House and/or Garage.
- F. The side setbacks for other Accessory Structures are 3'-0" from the property line unless attached to a perimeter wall (for example, a trellis attached to a retaining wall). The side setback for other accessory structures shall be 0'-0" from the interior property line for town house lots.

06) MAXIMUM BUILDING HEIGHT

A. Maximum building height shall be three (3) stories.

07) MAXIMUM IMPERVIOUS AREA

A. The maximum impervious surface area ratio for a lot shall be as follows:

1) Garden/Bungalow Lots (39')	80%
2) Cottage Lots (45')	60%
3) Park Lots (55')	60%
4) Village Lots (60')	60%
5) Manor Lots (70')	65%
6) Custom Lots (80'+)	65%
7) Townhome Lots	80%
8) Front-loaded Garage Lots	65%

B. For the impervious surface area calculation, the water surface area of pools and hot tubs is not considered an impervious surface.

08) 2ND STORY SETBACK

A. The minimum setbacks for a lot shall be as follows:

1) Garden/Bungalow	3.0'
2) Cottage	5.0'
3) Park	7.5'
4) Village	7.5'
5) Manor	10.0'
6) Custom	10.0'

09) ADDITIONAL SETBACK CRITERIA

A. The Front Yard setback determines the closest distance to the street that the Main Body may be placed.

B. The front elevation of the Main Body shall occur anywhere within the Front Elevation Zone.

C. Encroachments into the front yard are listed in the Development Standards Matrix. Encroachments may be open porches, stoops, or similar elements. Encroachments for balconies, consistent with the architectural style and details, may be approved by the Town Architect and Town Planner on a case by case basis. The distance of the encroachment is measured to the front face. In no case shall any structure be constructed within the 5'-0" of the Front Yard property line.

Steps from the house shall not extend more than 3'-0" from the structure into the setback. However, the Town Planner shall be authorized to allow additional encroachments if necessary based on the grading of the site; provided that no steps extend beyond the property line.

The Town Planner may approve encroachments of a second floor for balconies and/or second floor porches if appropriate to the style of the building and massing, provided the encroachment is compatible with the context of the street.

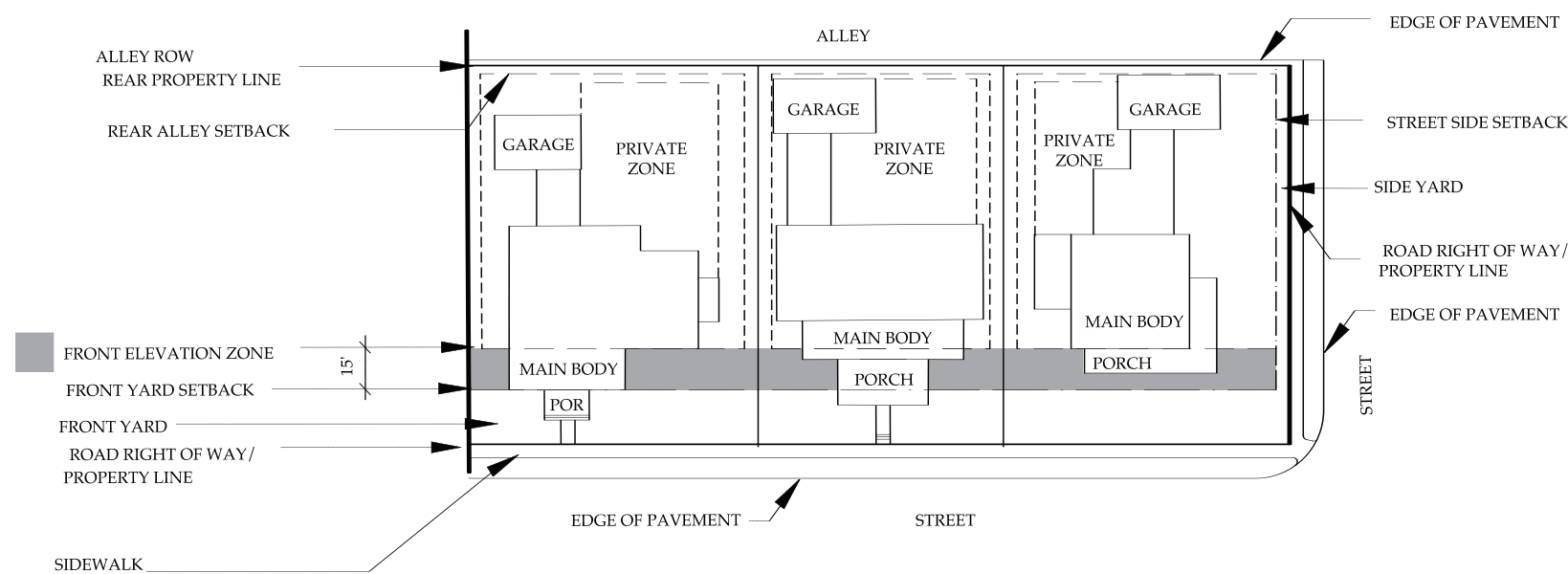
D. The position of the side wings shall be placed a minimum of 8'-0" behind the front façade of the Main Body of the house. The 8'-0" dimension shall be established independently at each end of the Main Body. Position the longest side wing of a home along the side street. Side wings shall be 1 Story and 1-½ Stories. Two Story side wings may be allowed on Manor and Custom Homes.

E. Rear facing garages must be located between 3'-0" and 5'-0" from the rear property line or greater than 16'-0" from the rear property line.

F. Two story-attached garages shall be governed by the same Side Yard setback as a single story house for that specific lot type.

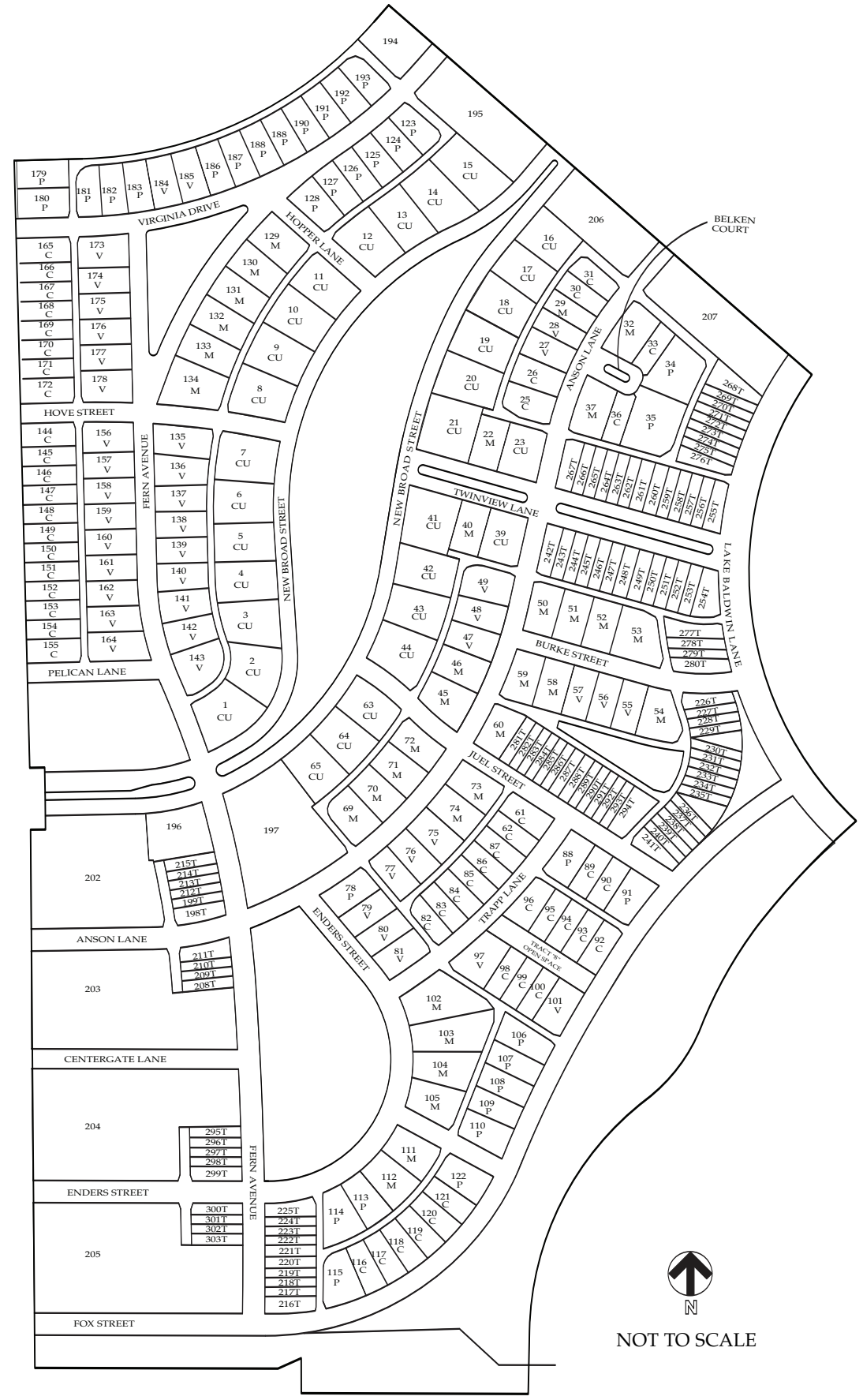
G. Zero lot line conditions are established in the Development Standards Matrix. The side yard setback requirements for structures (or other improvements) may also be impacted by the clear distance separation required to structures or improvements on adjacent lots. Current building code and fire codes may stipulate additional requirements between proposed and existing improvements including, but not limited to, minimum construction type, fire ratings of materials, and allowable number or percent of openings in the improvements constructed near the common property line. Owners and their Architects must review current building and fire codes to determine all such applicable code requirements that may impact their proposed improvements.

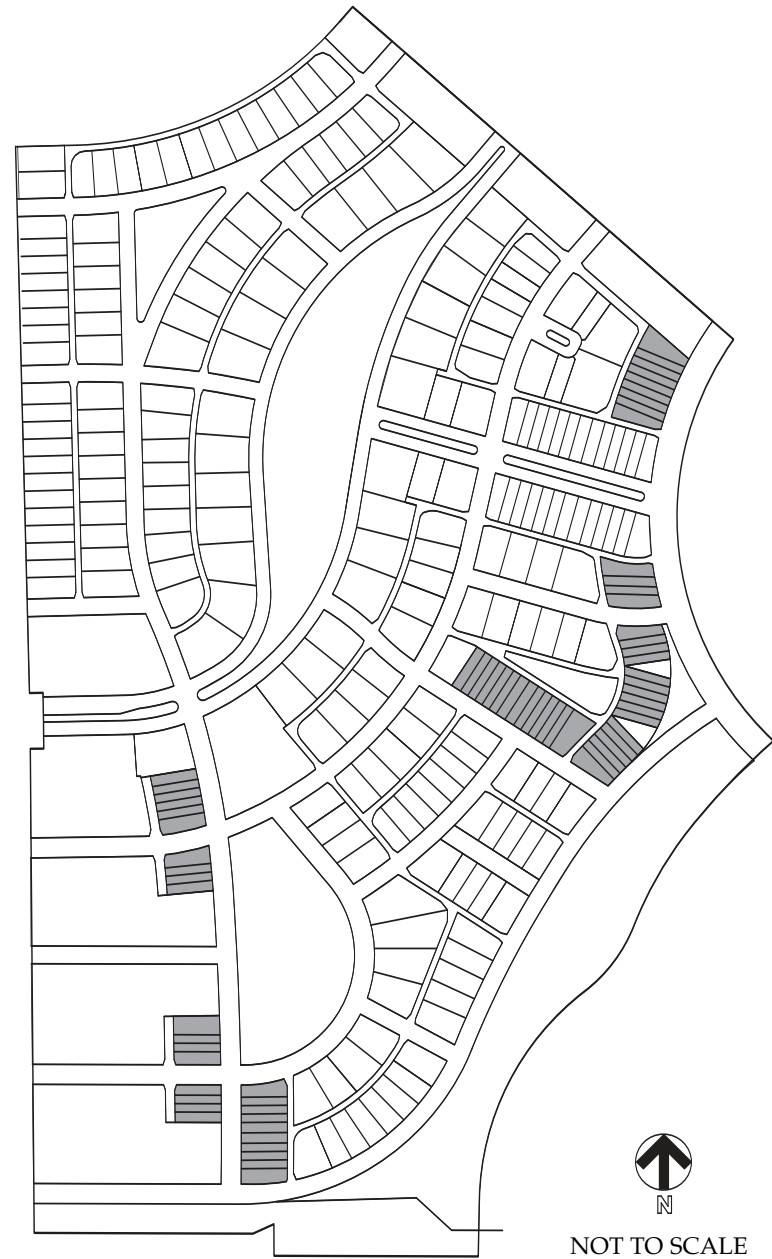
H. Swimming pools, hot tubs, or the like may be located within the designated private zone, but shall not be located less than 5 feet from any property line measured to the pool edge.



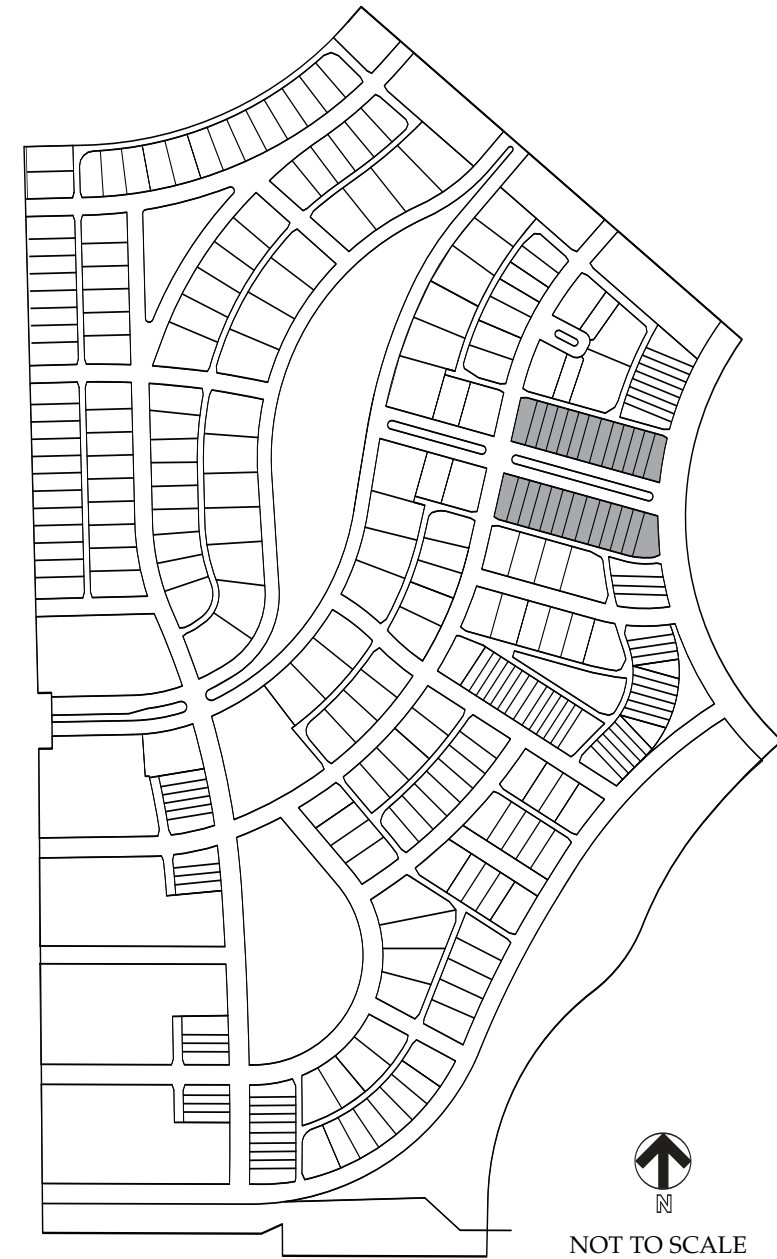
NEIGHBORHOOD 1

LOT LEGEND	
C	= COTTAGE
P	= PARK
V	= VILLAGE
M	= MANOR
CU	= CUSTOM
T	= TOWNHOMES

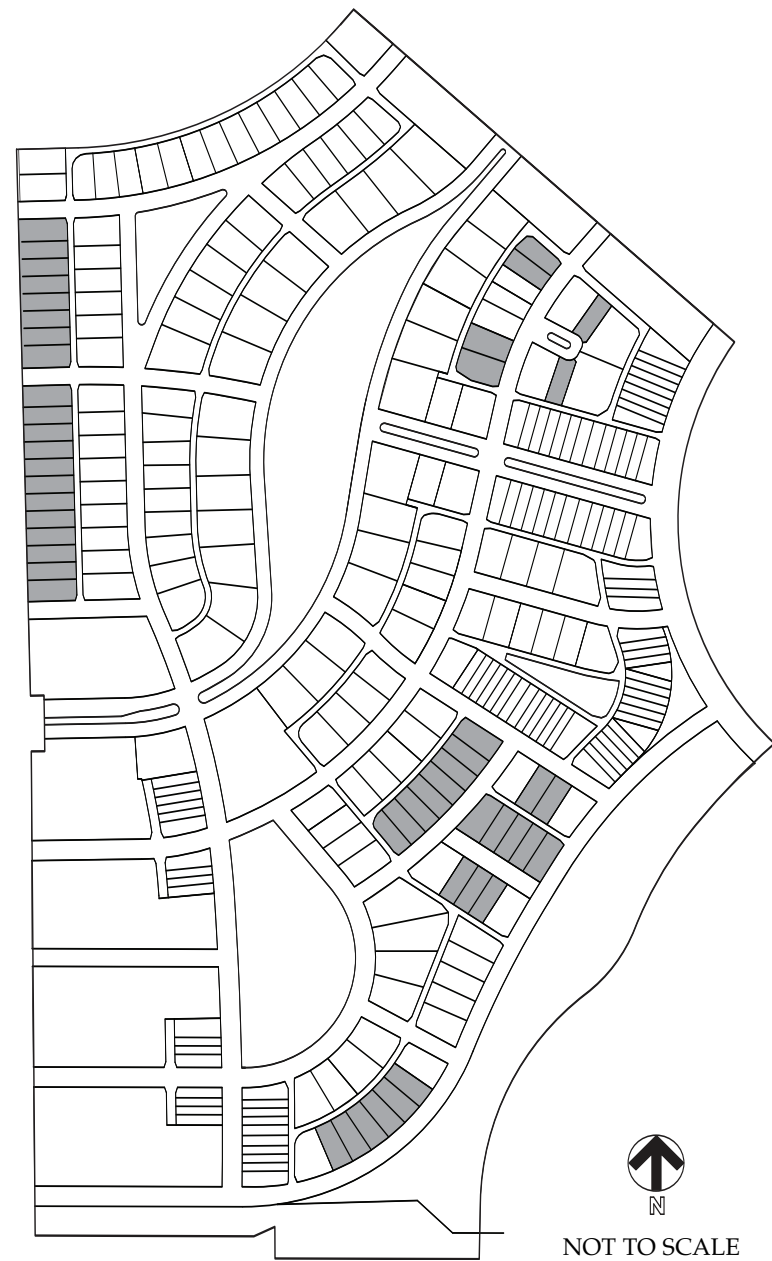




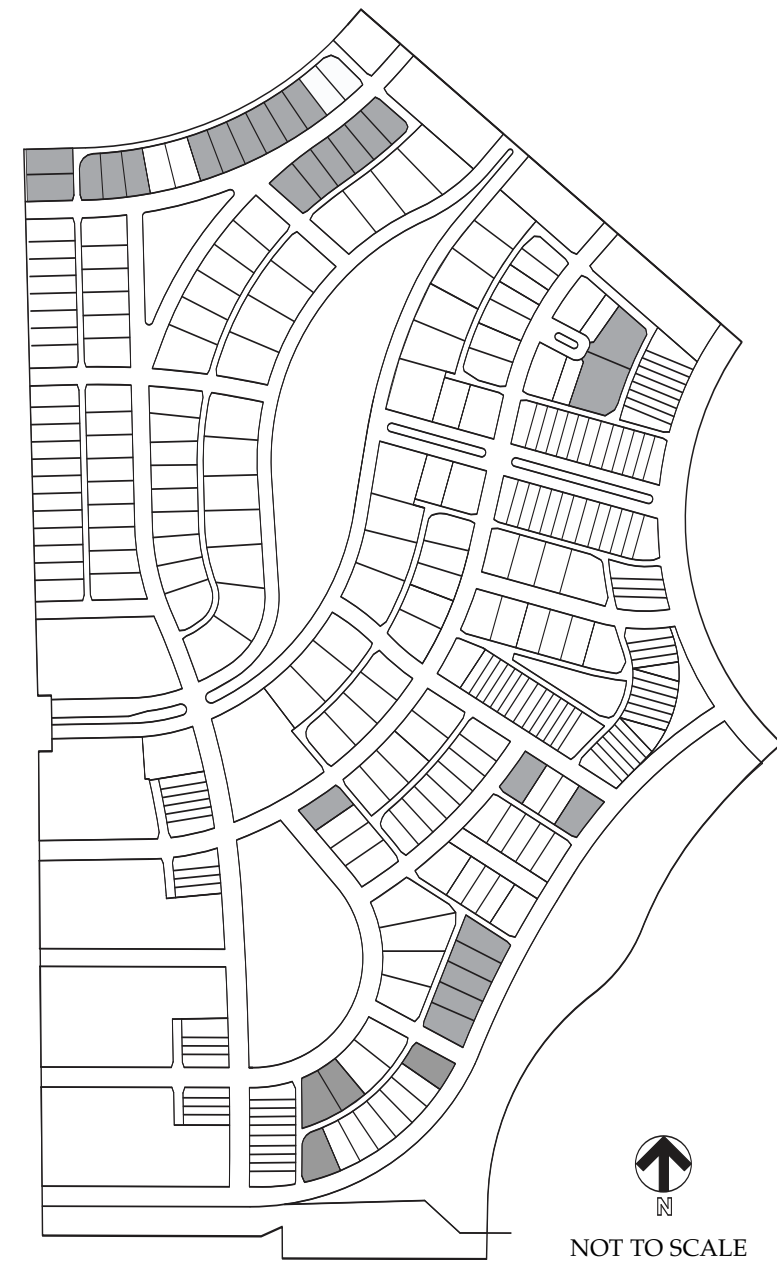
22' TOWNHOMES



28' TOWNHOMES



COTTAGE LOTS



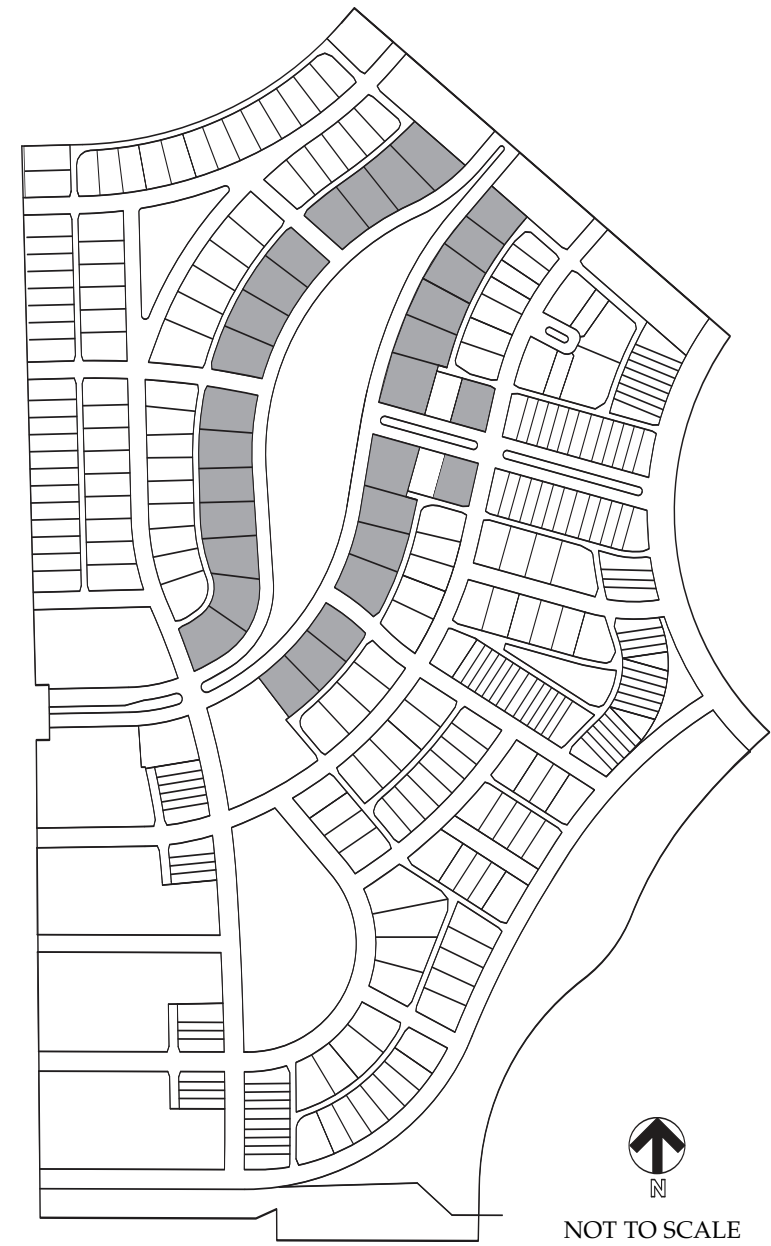
PARK LOTS



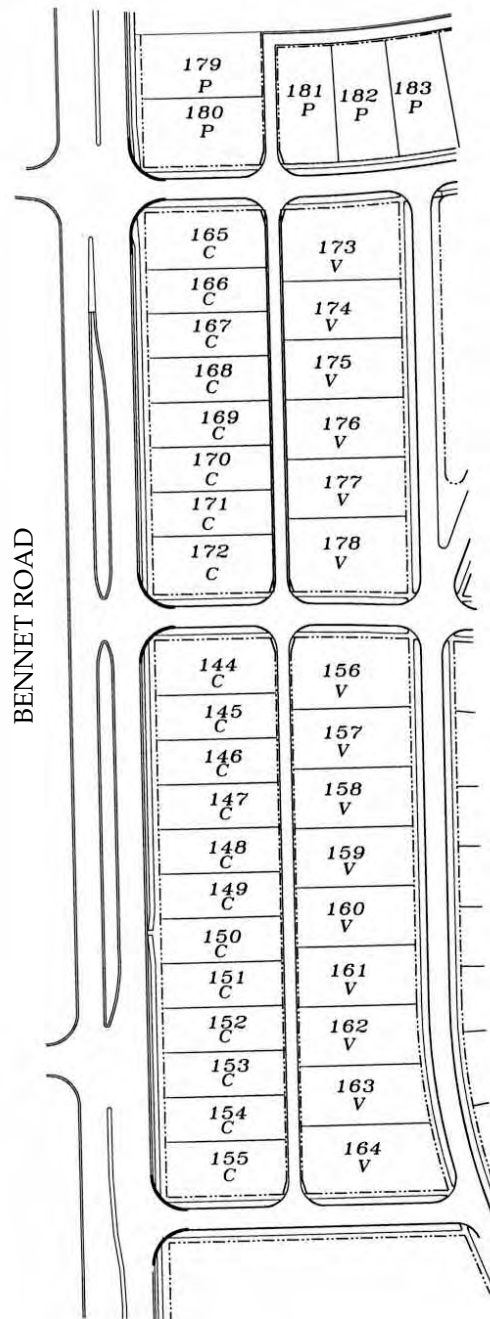
VILLAGE LOTS



MANOR LOTS



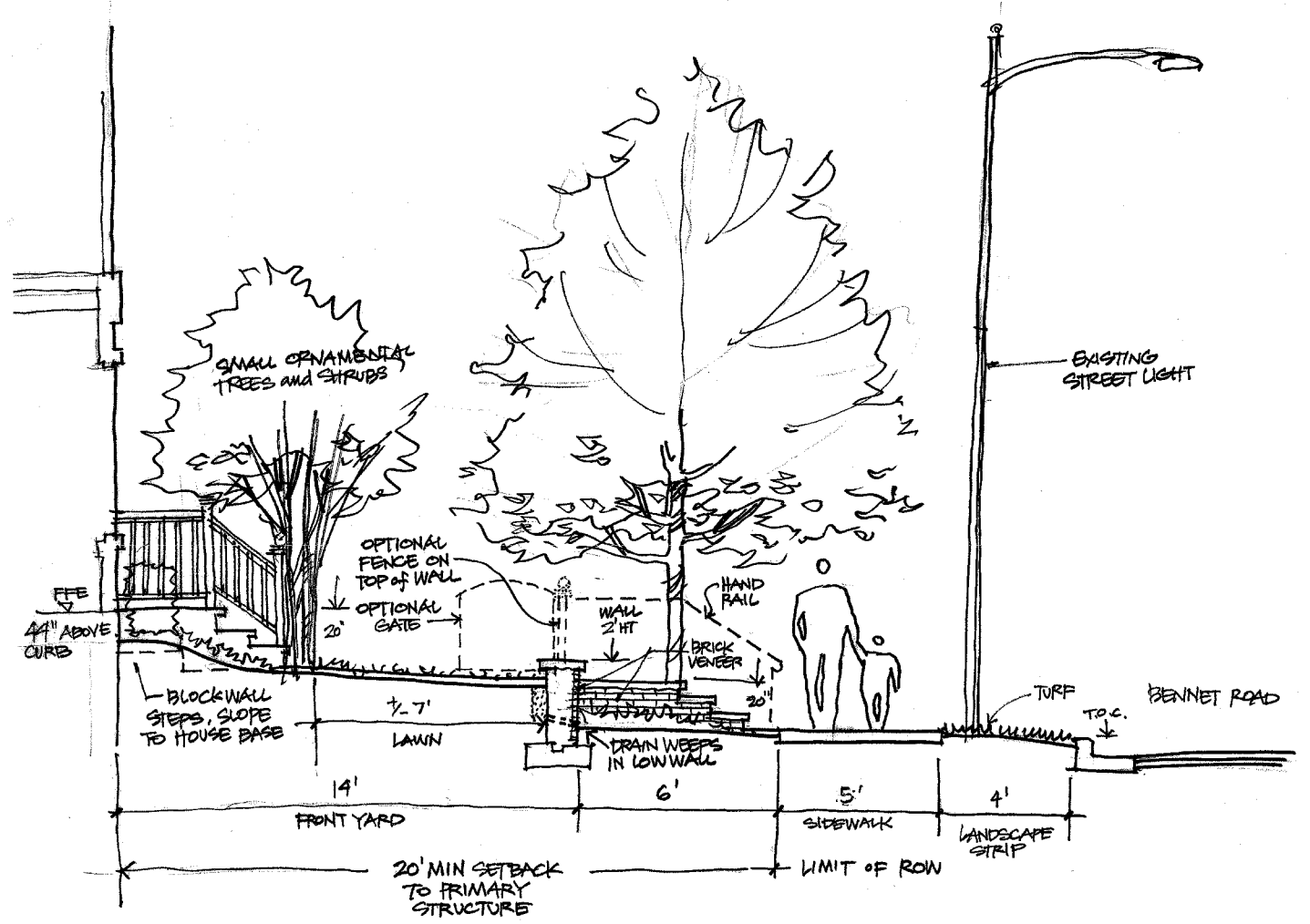
CUSTOM LOTS



Refer to the sections in the Development Standards Matrix for setbacks and property development along Bennet Road.

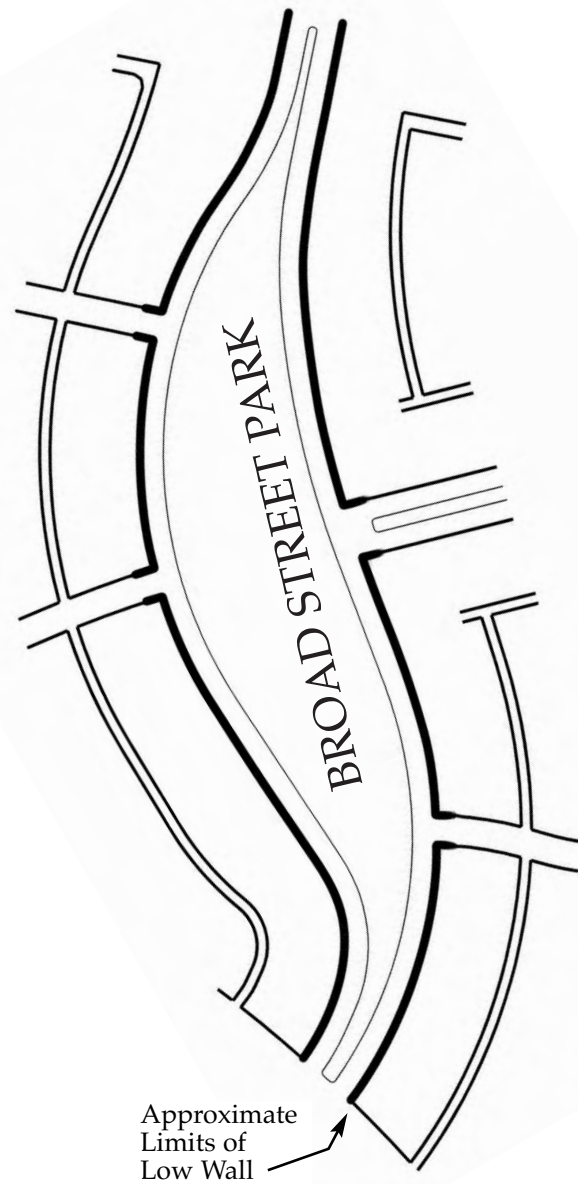
In order to create a strong edge along the property without creating a fence or "walled community," houses will face the street providing a lively edge to the area similar to row houses in many historic districts. The units are raised above the Bennet Road elevation to create a separation between the public and private realm.

The individual Owner provides all landscaping in the Front and Side Yard zones behind the retaining wall in accordance with the Landscape Guidelines.



BENNET LOW WALL @ STREET EDGE





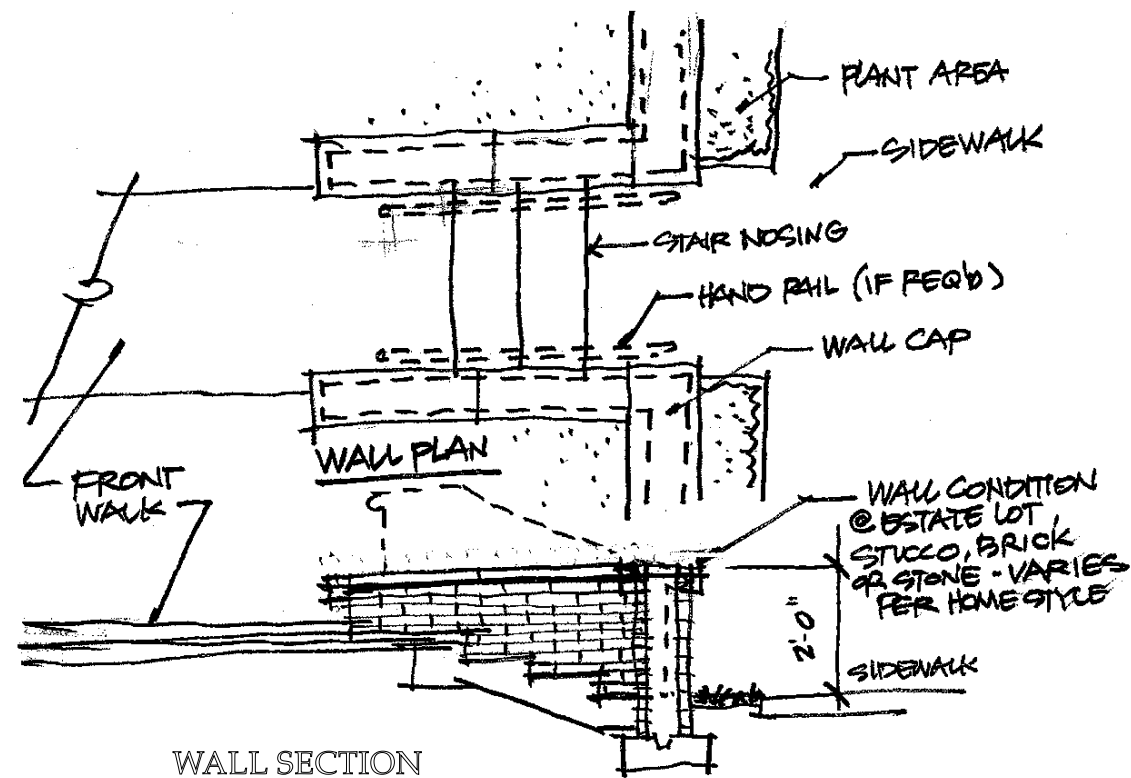
ELEVATION (TYPICAL) - LOW WALL

BROAD STREET PARK STANDARDS

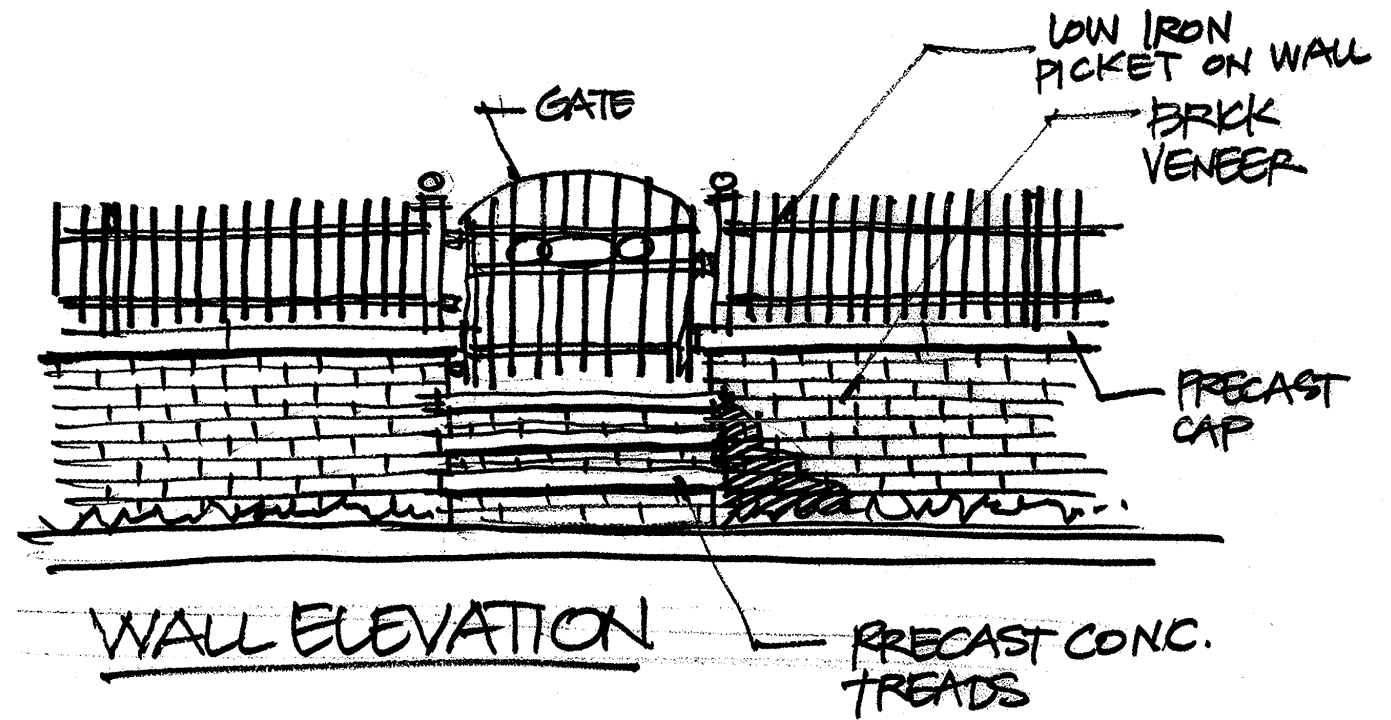
New Broad Street is a gently sweeping boulevard through the center of Baldwin Park with a gracious change in topography as the street traverses in a northerly direction.

All of the houses are elevated well above the road elevation similar to older houses throughout Orlando with lake view. Similarly, these houses have a continuous retaining wall and fence or hedge with piers and stairs entering into the private zone. Gates, piers and stair risers will punctuate the fence signifying the entrance to the Custom home. The fence style draws upon those fence elements compatible with the architectural style of the home. In addition to the retaining wall, the Owner may provide a hedge along the top slope of their property to delineate a strong edge.

WALL SETBACK FROM SIDEWALK SHALL BE CONSISTANT WITHIN EACH BLOCK. THE SETBACK SHALL BE 0"-24"



WALL SECTION



WALL ELEVATION

CUSTOM HOME EDGE AT BROAD STREET PARK

Lot Number	Lot Type	Front Yard Setback	Max. Front Yard Encroachment	Left Side Setback	Right Side Setback	Rear Yard Setback	Rear Alley Setback	Special Lot Conditions
1	Custom	25'	10'	15'	7.5'	n/a	3'	Main body shall orient to New Broad Street and shall be a minimum 55' wide. Provide wrap around porch. Refer to Note 2.
2	Custom	25'	10'	7.5'	7.5'	n/a	3'	Refer to Note 2.
3	Custom	35'	12'	7.5'	7.5'	n/a	3'	
4	Custom	35'	12'	7.5'	7.5'	n/a	3'	
5	Custom	35'	12'	7.5'	7.5'	n/a	3'	Refer to Note 2.
6	Custom	35'	12'	7.5'	7.5'	n/a	3'	
7	Custom	35'	12'	7.5'	15'	n/a	3'	Main body shall orient to New Broad Street. Garage may face the alley or the side street.
8	Custom	35'	12'	15'	7.5'	n/a	3'	Main Body shall be built orthogonal to New Broad Street. Garage may face the alley or the side street.
9	Custom	35'	12'	7.5'	7.5'	n/a	3'	Main Body shall be built orthogonal to New Broad Street.
10	Custom	35'	12'	7.5'	7.5'	n/a	3'	Main Body shall be built orthogonal to New Broad Street.
11	Custom	35'	12'	7.5'	10'	n/a	3'	Main Body shall be built orthogonal to New Broad Street. Garage may face the alley or the side street.
12	Custom	35'	12'	10'	7.5'	n/a	3'	Main body shall orient to New Broad Street. Garage may face the alley or the side street.
13	Custom	35'	12'	7.5'	7.5'	n/a	3'	Refer to Note 2.
14	Custom	25'	10'	7.5'	7.5'	n/a	3'	
15	Custom	30'	10'	7.5'	7.5'	n/a	3'	Main Body massing shall be consistent and compatible with the adjacent multi-family parcel.
16	Custom	25'	10'	7.5'	7.5'	n/a	3'	Main Body massing shall be consistent and compatible with the adjacent multi-family parcel.
17	Custom	30'	10'	7.5'	7.5'	n/a	3'	
18	Custom	35'	12'	7.5'	7.5'	n/a	3'	
19	Custom	35'	12'	7.5'	7.5'	n/a	3'	
20	Custom	35'	12'	7.5'	7.5'	n/a	3'	
21	Custom	25'	10'	7.5'	20'	10'	3'	Prominent architecture and/or a wrap around porch req'd on the right side elevation. Main body shall orient to New Broad St. Refer to Note 2.
22	Manor	20'	10'	5'	5'	n/a	3'	
23	Custom	20'	10'	7.5'	10'	n/a	3'	Main body shall orient to Twinview Lane. Refer to Note 2.
24								Not Used.
25	Cottage	15'	8'	5'	5'	n/a	3'	Refer to Note 2.
26	Cottage	15'	8'	5'	5'	n/a	3'	Refer to Note 2.
27	Village	15'	8'	5'	5'	n/a	3'	Refer to Note 2.
28	Village	15'	8'	5'	5'	n/a	3'	Refer to Note 2.
29	Manor	20'	10'	5'	5'	n/a	3'	Refer to Note 2.
30	Cottage	15'	8'	5'	5'	n/a	3'	Refer to Note 2.
31	Cottage	15'	8'	5'	5'	n/a	3'	Refer to Note 2.
32	Manor	15'	8'	10'	5'	n/a	5'	Prominent architecture and/or a wrap around porch required on the left side elevation. Main body shall orient to Belken Court. Refer to Note 2.
33	Cottage	15'	8'	5'	5'	n/a	5'	Refer to Note 2.
34	Park	15'	8'	5'	5'	n/a	3'	
35	Park	15'	8'	5'	5'	n/a	3'	
36	Cottage	15'	8'	5'	5'	n/a	3'	Refer to Note 2.
37	Manor	15'	8'	5'	10'	n/a	3'	Prominent architecture and/or a wrap around porch required on the left side elevation. Main body shall orient to Belken Court.
38								Not Used
39	Custom	20'	10'	10'	7.5'	n/a	3'	Main body shall orient to Twinview Lane. Refer to Note 2.
40	Manor	20'	10'	5'	5'	n/a	3'	
41	Custom	25'	10'	20'	7.5'	10'	3'	Prominent architecture and/or a wrap around porch req'd on the left side elevation. Main body shall orient to New Broad St.
42	Custom	35'	12'	7.5'	7.5'	n/a	3'	

Lot Number	Lot Type	Front Yard Setback	Max. Front Yard Encroachment	Left Side Setback	Right Side Setback	Rear Yard Setback	Rear Alley Setback	Special Lot Conditions
43	Custom	35'	12'	7.5'	7.5'	n/a	3'	
44	Custom	35'	12'	7.5'	10'	n/a	3'	Main body shall orient to New Broad Street. Garage may face the alley or the side street.
45	Manor	15'	8'	10'	5'	n/a	3'	Main body shall orient to Anson Lane. Garage may face the alley or the side street. Refer to Note 2.
46	Manor	15'	8'	5'	5'	n/a	3'	Refer to Note 2.
				5'	5'			
				5'	5'			
47	Village	15'	8'	5'	5'	n/a	3'	Refer to Note 2.
48	Village	15'	8'	5'	5'	n/a	3'	Refer to Note 2.
49	Village	15'	8'	5'	5'	n/a	3'	Main body shall orient to Anson Lane.
50	Manor	15'	8'	10'	5'	n/a	3'	Prominent architecture and/or a wrap around porch required on the left side elevation. Main body shall orient to Burke Street. Refer to Note 2.
51	Manor	20'	10'	5'	5'	n/a	3'	
52	Manor	20'	10'	5'	5'	n/a	3'	
53	Manor	20'	10'	5'	5'	n/a	3'	
54	Manor	20'	10'	5'	5'	n/a	3'	Refer to Note 2.
55	Village	15'	8'	5'	5'	n/a	3'	
56	Village	15'	8'	5'	5'	n/a	3'	
57	Village	15'	8'	5'	5'	n/a	3'	
58	Village	15'	8'	5'	5'	n/a	3'	
59	Manor	15'	8'	5'	10'	n/a	3'	Prominent architecture and/or a wrap around porch required on the right side elevation. Main body shall orient to Burke Street.
60	Manor	15'	8'	10'	5'	n/a	3'	Prominent architecture and/or a wrap around porch required on the left side elevation. Main body shall orient to Juel Street. Refer to Note 2.
61	Cottage	15'	8'	5'	10'	n/a	3'	Refer to Note 2.
62	Cottage	15'	8'	5'	5'	n/a	3'	Refer to Note 2.
63	Custom	35'	12'	10'	7.5'	n/a	3'	Main body shall orient to New Broad Street. Garage may face the alley or the side street.
64	Custom	35'	12'	7.5'	7.5'	n/a	3'	
65	Custom	35'	12'	7.5'	7.5'	n/a	3'	Main Body massing shall be consistent and compatible with the adjacent multi-family parcel.
66								Not Used
67								Not Used
68								Not Used
69	Manor	20'	10'	5'	5'	n/a	3'	Refer to Note 2.
70	Manor	20'	10'	5'	5'	n/a	3'	Refer to Note 2.
71	Manor	20'	10'	5'	5'	n/a	3'	Refer to Note 2.
72	Manor	20'	10'	5'	10'	n/a	3'	Garage may face the alley or the side street. Refer to Note 2.
73	Manor	20'	10'	10'	5'	n/a	3'	Refer to Note 2.
74	Manor	20'	10'	5'	5'	n/a	3'	Refer to Note 2.
75	Village	15'	8'	5'	5'	n/a	3'	Refer to Note 2.
76	Village	15'	8'	5'	5'	n/a	3'	Refer to Note 2.
77	Village	15'	8'	5'	5'	n/a	3'	Refer to Note 2.
78	Park	15'	8'	10'	5'	n/a	3'	Prominent architecture and/or a wrap around porch required on the left side elevation. Main body shall orient to Enders Street. Refer to Note 2.
79	Village	15'	8'	5'	5'	n/a	3'	
80	Village	15'	8'	5'	5'	n/a	3'	
81	Park	15'	8'	5'	10'	n/a	3'	Main body shall orient to Enders Street.
82	Cottage	15'	8'	5'	5'	n/a	3'	Refer to Note 2.
83	Cottage	15'	8'	5'	5'	n/a	3'	Refer to Note 2.
84	Cottage	15'	8'	5'	5'	n/a	3'	Refer to Note 2.
85	Cottage	15'	8'	5'	5'	n/a	3'	Refer to Note 2.

Lot Number	Lot Type	Front Yard Setback	Max. Front Yard Encroachment	Left Side Setback	Right Side Setback	Rear Yard Setback	Rear Alley Setback	Special Lot Conditions
86	Cottage	15'	8'	5'	5'	n/a	3'	Refer to Note 2.
87	Cottage	15'	8'	5'	5'	n/a	3'	Refer to Note 2.
88	Park	15'	8'	5'	10'	n/a	3'	Prominent architecture and/or a wrap around porch required on the right side elevation. Main body shall orient to Juel Street. Refer to Note 2.
89	Cottage	15'	8'	5'	5'	n/a	3'	Refer to Note 2.
90	Cottage	15'	8'	5'	5'	n/a	3'	
91	Park	15'	8'	10'	5'	n/a	3'	Prominent architecture and/or a wrap around porch required on the left side elevation. Main body shall orient to Juel Street.
92	Cottage	15'	8'	5'	10'	n/a	3'	Main Body requires two-story, full facade front porch, oriented to the Park. Prominent architecture on the right side elevation.
93	Cottage	15'	8'	5'	5'	n/a	3'	Main Body requires two-story, full facade front porch, oriented to the Park.
94	Cottage	15'	8'	5'	5'	n/a	3'	Main Body requires two-story, full facade front porch, oriented to the Park.
95	Cottage	15'	8'	5'	5'	n/a	3'	Main Body requires two-story, full facade front porch, oriented to the Park.
96	Cottage	15'	8'	10'	5'	n/a	3'	Main Body requires two-story, full facade front porch, oriented to the Park. Prominent architecture on the left side elevation.
97	Village	15'	8'	5'	10'	n/a	3'	Main Body requires two-story, full facade front porch, oriented to the Park. Prominent architecture on the right side elevation.
98	Cottage	15'	8'	5'	5'	n/a	3'	Main Body requires two-story, full facade front porch, oriented to the Park.
99	Cottage	15'	8'	5'	5'	n/a	3'	Main Body requires two-story, full facade front porch, oriented to the Park.
100	Cottage	15'	8'	5'	5'	n/a	3'	Main Body requires two-story, full facade front porch, oriented to the Park.
101	Village	15'	8'	10'	5'	n/a	3'	Main Body requires two-story, full facade front porch, oriented to the Park. Prominent architecture on the left side elevation.
102	Manor	20'	10'	10'	5'	n/a	3'	Main body shall orient to Enders Street.
103	Manor	20'	10'	5'	5'	n/a	3'	
104	Manor	20'	10'	5'	5'	n/a	3'	Refer to Note 2.
105	Manor	20'	10'	5'	10'	n/a	3'	Main body shall orient to Enders Street. Garage may face the alley or the side street.
106	Park	15'	8'	5'	5'	n/a	3'	
107	Park	15'	8'	5'	5'	n/a	3'	
108	Park	15'	8'	5'	5'	n/a	3'	
109	Park	15'	8'	5'	5'	n/a	3'	
110	Park	15'	8'	10'	5'	n/a	3'	Main body shall orient to Fox Street. Garage may face the alley or the side street. Refer to Note 2.
111	Manor	20'	12'	10'	5'	n/a	3'	Main body shall orient to Enders Street. Garage may face the alley or the side street. Refer to Note 2.
112	Manor	20'	12'	5'	5'	n/a	3'	Refer to Note 2.
113	Park	15'	8'	5'	5'	n/a	3'	
114	Park	15'	8'	5'	5'	n/a	3'	Refer to Note 2.
115	Park	15'	8'	5'	5'	n/a	3'	Refer to Note 2.
116	Cottage	15'	8'	5'	5'	n/a	3'	
117	Cottage	15'	8'	5'	5'	n/a	3'	
118	Cottage	15'	8'	5'	5'	n/a	3'	
119	Cottage	15'	8'	5'	5'	n/a	3'	
120	Cottage	15'	8'	5'	5'	n/a	3'	
121	Cottage	15'	8'	5'	5'	n/a	3'	
122	Park	15'	8'	5'	10'	n/a	3'	Main body shall orient to Fox Street. Garage may face the alley or the side street. Refer to Note 2.
123	Park	15'	8'	5'	5'	n/a	3'	Refer to Note 2.
124	Park	15'	8'	5'	5'	n/a	3'	Refer to Note 2.
125	Park	15'	8'	5'	5'	n/a	3'	Refer to Note 2.
126	Park	15'	8'	5'	5'	n/a	3'	
127	Park	15'	8'	5'	5'	n/a	3'	
128	Park	15'	8'	5'	10'	n/a	3'	Main Body shall orient to Virginia Drive. Garage may face the alley or the side street. Refer to Note 2.

Lot Number	Lot Type	Front Yard Setback	Max. Front Yard Encroachment	Left Side Setback	Right Side Setback	Rear Yard Setback	Rear Alley Setback	Special Lot Conditions
129	Manor	20'	10'	10'	5'	n/a	3'	Main Body stall orient to Fern Avenue. Garage may face the alley or the side street.
130	Manor	20'	10'	5'	5'	n/a	3'	
131	Manor	20'	10'	5'	5'	n/a	3'	
132	Manor	20'	10'	5'	5'	n/a	3'	
133	Manor	20'	10'	5'	5'	n/a	3'	
134	Manor	15'	8'	5'	10'	n/a	3'	Prominent architecture and/or a wrap around porch required on the right side elevation. Main body shall orient to Fern Ave.
135	Village	15'	8'	10'	5'	n/a	3'	Prominent architecture and/or a wrap around porch required on the left side elevation. Main body shall orient to Fern Ave.
136	Village	15'	8'	5'	5'	n/a	3'	
137	Village	15'	8'	5'	5'	n/a	3'	
138	Village	15'	8'	5'	5'	n/a	3'	
139	Village	15'	8'	5'	5'	n/a	3'	
140	Village	15'	8'	5'	5'	n/a	3'	Refer to Note 2.
141	Village	15'	8'	5'	5'	n/a	3'	Refer to Note 2.
142	Village	15'	8'	5'	5'	n/a	3'	Refer to Note 2.
143	Village	15'	8'	5'	5'	n/a	3'	Refer to Note 2.
144	Cottage	15'	8'	10'	10'	n/a	3'	Charleston Single House, Main body shall orient to Bennet Road. Must build to Left Side Setback.
145	Cottage	15'	8'	0'	10'	n/a	3'	Charleston Single House
146	Cottage	15'	8'	0'	10'	n/a	3'	Charleston Single House
147	Cottage	15'	8'	0'	10'	n/a	3'	Charleston Single House
148	Cottage	15'	8'	0'	10'	n/a	3'	Charleston Single House
149	Cottage	15'	8'	0'	10'	n/a	3'	Charleston Single House
150	Cottage	15'	8'	0'	10'	n/a	3'	Charleston Single House
151	Cottage	15'	8'	0'	10'	n/a	3'	Charleston Single House
152	Cottage	15'	8'	0'	10'	n/a	3'	Charleston Single House
153	Cottage	15'	8'	0'	10'	n/a	3'	Charleston Single House
154	Cottage	15'	8'	0'	10'	n/a	3'	Charleston Single House
155	Cottage	15'	8'	0'	10'	n/a	3'	Charleston Single House, Main body shall orient to Bennet Road.
156	Village	15'	8'	5'	10'	n/a	3'	Prominent architecture and/or a wrap around porch required on the right side elevation. Main body shall orient to Fern Ave.
157	Village	15'	8'	5'	5'	n/a	3'	
158	Village	15'	8'	5'	5'	n/a	3'	
159	Village	15'	8'	5'	5'	n/a	3'	
160	Village	15'	8'	5'	5'	n/a	3'	
161	Village	15'	8'	5'	5'	n/a	3'	
162	Village	15'	8'	5'	5'	n/a	3'	
163	Village	15'	8'	5'	5'	n/a	3'	
164	Village	15'	8'	10'	5'	n/a	3'	Prominent architecture and/or a wrap around porch required on the left side elevation. Main body shall orient to Fern Ave.
165	Cottage	15'	8'	10'	10'	n/a	3'	Charleston Single House, Main body shall orient to Bennet Road. Must build to Left Side Setback.
166	Cottage	15'	8'	0'	10'	n/a	3'	Charleston Single House
167	Cottage	15'	8'	0'	10'	n/a	3'	Charleston Single House
168	Cottage	15'	8'	0'	10'	n/a	3'	Charleston Single House
169	Cottage	15'	8'	0'	10'	n/a	3'	Charleston Single House
170	Cottage	15'	8'	0'	10'	n/a	3'	Charleston Single House
171	Cottage	15'	8'	0'	10'	n/a	3'	Charleston Single House

Lot Number	Lot Type	Front Yard Setback	Max. Front Yard Encroachment	Left Side Setback	Right Side Setback	Rear Yard Setback	Rear Alley Setback	Special Lot Conditions
172	Cottage	15'	8'	0'	10'	n/a	3'	Charleston Single House, Main body shall orient to Bennet Road.
173	Village	15'	8'	5'	10'	n/a	3'	Prominent architecture and/or a wrap around porch required on the right side elevation. Main body shall orient to Fern Ave.
174	Village	15'	8'	5'	5'	n/a	3'	
175	Village	15'	8'	5'	5'	n/a	3'	
176	Village	15'	8'	5'	5'	n/a	3'	
177	Village	15'	8'	5'	5'	n/a	3'	
178	Village	15'	8'	10'	5'	n/a	3'	Prominent architecture and/or a wrap around porch required on the left side elevation. Main body shall orient to Fern Ave.
179	Park	15'	8'	5'	5'	n/a	3'	Main body shall orient to Bennet Road. School Edge Treatment Required. See Notes at end of the Matrix
180	Park	15'	8'	5'	10'	n/a	3'	Main body shall orient to Bennet Road.
181	Park	15'	8'	5'	5'		3'	School Edge Treatment Required. See Notes at end of the Matrix. Refer to Note 2.
182	Park	15'	8'	5'	5'		3'	School Edge Treatment Required. See Notes at end of the Matrix. Refer to Note 2.
183	Park	15'	8'	5'	5'		3'	School Edge Treatment Required. See Notes at end of the Matrix. Refer to Note 2.
184	Village	15'	8'	5'	5'		3'	School Edge Treatment Required. See Notes at end of the Matrix. Refer to Note 2.
185	Village	15'	8'	5'	5'		3'	School Edge Treatment Required. See Notes at end of the Matrix. Refer to Note 2.
186	Park	15'	8'	5'	5'		3'	School Edge Treatment Required. See Notes at end of the Matrix. Refer to Note 2.
187	Park	15'	8'	5'	5'		3'	School Edge Treatment Required. See Notes at end of the Matrix. Refer to Note 2.
188	Park	15'	8'	5'	5'		3'	School Edge Treatment Required. See Notes at end of the Matrix. Refer to Note 2.
189	Park	15'	8'	5'	5'		3'	School Edge Treatment Required. See Notes at end of the Matrix. Refer to Note 2.
190	Park	15'	8'	5'	5'		3'	School Edge Treatment Required. See Notes at end of the Matrix. Refer to Note 2.
191	Park	15'	8'	5'	5'		3'	School Edge Treatment Required. See Notes at end of the Matrix. Refer to Note 2.
192	Park	15'	8'	5'	5'		3'	School Edge Treatment Required. See Notes at end of the Matrix. Refer to Note 2.
193	Park	15'	8'	5'	5'		3'	School Edge Treatment Required. See Notes at end of the Matrix. Refer to Note 2.
194								Multi-Family For Sale Parcel, Refer to the Parcel Specific Master Plan.
195								Multi-Family For Sale Parcel, Refer to the Parcel Specific Master Plan.
196								Multi-Family For Sale Parcel, Refer to the Parcel Specific Master Plan.
197								Multi-Family For Sale Parcel, Refer to the Parcel Specific Master Plan.
198	Townhome	15'	8'	5'	0'	n/a	3'	Prominent architecture required on the left side elevation. Refer to Note 2.
199	Townhome	15'	8'	0'	0'	n/a	3'	Refer to Note 2.
200								Village Center Parcel, Refer to the Parcel Specific Master Plan.
201								Village Center Parcel, Refer to the Parcel Specific Master Plan.
202								Multi-Family For Rent Parcel, Refer to the Parcel Specific Master Plan
203								Multi-Family For Rent Parcel, Refer to the Parcel Specific Master Plan
204								Multi-Family For Rent Parcel, Refer to the Parcel Specific Master Plan
205								Multi-Family For Rent Parcel, Refer to the Parcel Specific Master Plan
206								Multi-Family For Rent Parcel, Refer to the Parcel Specific Master Plan
207								Multi-Family For Rent Parcel, Refer to the Parcel Specific Master Plan
208	Townhome	15'	8'	5'	0'	n/a	3'	Prominent architecture required on the left side elevation. Refer to Note 2.
209	Townhome	15'	8'	0'	0'	n/a	3'	Refer to Note 2.
210	Townhome	15'	8'	0'	0'	n/a	3'	Refer to Note 2.
211	Townhome	15'	8'	0'	5'	n/a	3'	Prominent architecture required on the right side elevation. Refer to Note 2.
212	Townhome	15'	8'	0'	0'	n/a	3'	Refer to Note 2.
213	Townhome	15'	8'	0'	0'	n/a	3'	Refer to Note 2.
214	Townhome	15'	8'	0'	0'	n/a	3'	Refer to Note 2.

Lot Number	Lot Type	Front Yard Setback	Max. Front Yard Encroachment	Left Side Setback	Right Side Setback	Rear Yard Setback	Rear Alley Setback	Special Lot Conditions
215	Townhome	15'	8'	0'	5'	n/a	3'	Prominent architecture required on the right side elevation. Refer to Note 2.
216	Townhome	15'	8'	0'	5'	n/a	3'	Prominent architecture required on the right side elevation. Refer to Note 2.
217	Townhome	15'	8'	0'	0'	n/a	3'	Refer to Note 2.
218	Townhome	15'	8'	0'	0'	n/a	3'	Provide a minimum building separation of 10'. Refer to Note 2.
219	Townhome	15'	8'	5'	0'	n/a	3'	Provide a minimum building separation of 10'. Refer to Note 2.
220	Townhome	15'	8'	0'	5'	n/a	3'	Refer to Note 2.
221	Townhome	15'	8'	0'	0'	n/a	3'	Refer to Note 2.
222	Townhome	15'	8'	0'	0'	n/a	3'	Refer to Note 2.
223	Townhome	15'	8'	0'	0'	n/a	3'	Refer to Note 2.
224	Townhome	15'	8'	0'	0'	n/a	3'	Refer to Note 2.
225	Townhome	15'	8'	5'	0'	n/a	3'	Prominent architecture required on the left side elevation. Refer to Note 2.
226	Townhome	15'	8'	0'	5'	n/a	3'	Prominent architecture required on the right side elevation. Refer to Note 2.
227	Townhome	15'	8'	0	0'	n/a	3'	Refer to Note 2.
228	Townhome	15'	8'	0	0'	n/a	3'	Refer to Note 2.
229	Townhome	15'	8'	5'	0'	n/a	3'	Provide a minimum building separation of 10'. Refer to Note 2.
230	Townhome	15'	8'	0'	5'	n/a	3'	Provide a minimum building separation of 10'. Refer to Note 2.
231	Townhome	15'	8'	0'	0'	n/a	3'	Refer to Note 2.
232	Townhome	15'	8'	0	0'	n/a	3'	Refer to Note 2.
233	Townhome	15'	8'	0'	0'	n/a	3'	Refer to Note 2.
234	Townhome	15'	8'	0'	0'	n/a	3'	Refer to Note 2.
235	Townhome	15'	8'	5'	0'	n/a	3'	Provide a minimum building separation of 10'. Refer to Note 2.
236	Townhome	15'	8'	0'	5'	n/a	3'	Provide a minimum building separation of 10'. Refer to Note 2.
237	Townhome	15'	8'	0'	0'	n/a	3'	Refer to Note 2.
238	Townhome	15'	8'	0'	0'	n/a	3'	Refer to Note 2.
239	Townhome	15'	8'	0'	0'	n/a	3'	Refer to Note 2.
240	Townhome	15'	8'	0'	0'	n/a	3'	Refer to Note 2.
241	Townhome	15'	8'	5'	0'	n/a	3'	Prominent architecture required on the left side elevation. Refer to Note 2.
242	Townhome	15'	8'	0'	5'	n/a	3'	Prominent architecture required on the right side elevation. Refer to Note 2.
243	Townhome	15'	8'	0'	0'	n/a	3'	Refer to Note 2.
244	Townhome	15'	8'	0'	0'	n/a	3'	Refer to Note 2.
245	Townhome	15'	8'	0'	0'	n/a	3'	Refer to Note 2.
246	Townhome	15'	8'	0'	0'	n/a	3'	Refer to Note 2.
247	Townhome	15'	8'	5'	0'	n/a	3'	Provide a minimum building separation of 10'. Refer to Note 2.
248	Townhome	15'	8'	0'	5'	n/a	3'	Provide a minimum building separation of 10'. Refer to Note 2.
249	Townhome	15'	8'	0'	0'	n/a	3'	Refer to Note 2.
250	Townhome	15'	8'	0'	0'	n/a	3'	Refer to Note 2.
251	Townhome	15'	8'	0'	0'	n/a	3'	Refer to Note 2.
252	Townhome	15'	8'	0'	0'	n/a	3'	Refer to Note 2.
253	Townhome	15'	8'	0'	0'	n/a	3'	Refer to Note 2.
254	Townhome	15'	8'	5'	0'	n/a	3'	Prominent architecture required on the left side elevation. Refer to Note 2.
255	Townhome	15'	8'	0'	5'	n/a	3'	Prominent architecture required on the right side elevation. Refer to Note 2.
256	Townhome	15'	8'	0'	0'	n/a	3'	Refer to Note 2.
257	Townhome	15'	8'	0	0'	n/a	3'	Refer to Note 2.

Lot Number	Lot Type	Front Yard Setback	Max. Front Yard Encroachment	Left Side Setback	Right Side Setback	Rear Yard Setback	Rear Alley Setback	Special Lot Conditions
258	Townhome	15'	8'	0'	0'	n/a	3'	Refer to Note 2.
259	Townhome	15'	8'	0'	0'	n/a	3'	Refer to Note 2.
260	Townhome	15'	8'	5'	0'	n/a	3'	Provide a minimum building separation of 10'. Refer to Note 2.
261	Townhome	15'	8'	0'	5'	n/a	3'	Provide a minimum building separation of 10'. Refer to Note 2.
262	Townhome	15'	8'	0'	0'	n/a	3'	Refer to Note 2.
263	Townhome	15'	8'	0'	0'	n/a	3'	Refer to Note 2.
264	Townhome	15'	8'	0'	0'	n/a	3'	Refer to Note 2.
265	Townhome	15'	8'	0'	0'	n/a	3'	Refer to Note 2.
266	Townhome	15'	8'	0'	0'	n/a	3'	Refer to Note 2.
267	Townhome	15'	8'	5'	0'	n/a	3'	Prominent architecture required on the left side elevation. Refer to Note 2.
268	Townhome	15'	8'	0'	5'	n/a	3'	Prominent architecture required on the right side elevation. Refer to Note 2.
269	Townhome	15'	8'	0'	0'	n/a	3'	Refer to Note 2.
270	Townhome	15'	8'	0'	0'	n/a	3'	Refer to Note 2.
271	Townhome	15'	8'	0'	0'	n/a	3'	Refer to Note 2.
272	Townhome	15'	8'	5'	0'	n/a	3'	Provide a minimum building separation of 10'. Refer to Note 2.
273	Townhome	15'	8'	0'	5'	n/a	3'	Provide a minimum building separation of 10'. Refer to Note 2.
274	Townhome	15'	8'	0'	0'	n/a	3'	Refer to Note 2.
275	Townhome	15'	8'	0'	0'	n/a	3'	Refer to Note 2.
276	Townhome	15'	8'	5'	0'	n/a	3'	Prominent architecture required on the left side elevation. Refer to Note 2.
277	Townhome	15'	8'	0'	5'	n/a	3'	Prominent architecture required on the right side elevation. Refer to Note 2.
278	Townhome	15'	8'	0'	0'	n/a	3'	Refer to Note 2.
279	Townhome	15'	8'	0'	0'	n/a	3'	Refer to Note 2.
280	Townhome	15'	8'	5'	0'	n/a	3'	Prominent architecture required on the left side elevation. Refer to Note 2.
281	Townhome	15'	8'	5'	0'	n/a	3'	Prominent architecture required on the left side elevation. Refer to Note 2.
282	Townhome	15'	8'	0'	0'	n/a	3'	Refer to Note 2.
283	Townhome	15'	8'	0'	0'	n/a	3'	Refer to Note 2.
284	Townhome	15'	8'	0'	0'	n/a	3'	Refer to Note 2.
285	Townhome	15'	8'	0'	5'	n/a	3'	Provide a minimum building separation of 10'. Refer to Note 2.
286	Townhome	15'	8'	5'	0'	n/a	3'	Provide a minimum building separation of 10'. Refer to Note 2.
287	Townhome	15'	8'	0'	0'	n/a	3'	Refer to Note 2.
288	Townhome	15'	8'	0'	0'	n/a	3'	Refer to Note 2.
289	Townhome	15'	8'	0'	5'	n/a	3'	Provide a minimum building separation of 10'. Refer to Note 2.
290	Townhome	15'	8'	5'	0'	n/a	3'	Provide a minimum building separation of 10'. Refer to Note 2.
291	Townhome	15'	8'	0'	0'	n/a	3'	Refer to Note 2.
292	Townhome	15'	8'	0'	0'	n/a	3'	Refer to Note 2.
293	Townhome	15'	8'	0'	0'	n/a	3'	Refer to Note 2.
294	Townhome	15'	8'	0'	5'	n/a	3'	Prominent architecture required on the right side elevation. Refer to Note 2.
295	Townhome	15'	8'	0'	5'	n/a	3'	Prominent architecture required on the right side elevation. Refer to Note 2.
296	Townhome	15'	8'	0'	0'	n/a	3'	Refer to Note 2.
297	Townhome	15'	8'	0'	0'	n/a	3'	Refer to Note 2.
298	Townhome	15'	8'	0'	0'	n/a	3'	Refer to Note 2.
299	Townhome	15'	8'	5'	0'	n/a	3'	Prominent architecture required on the left side elevation. Refer to Note 2.
300	Townhome	15'	8'	0'	5'	n/a	3'	Prominent architecture required on the right side elevation. Refer to Note 2.

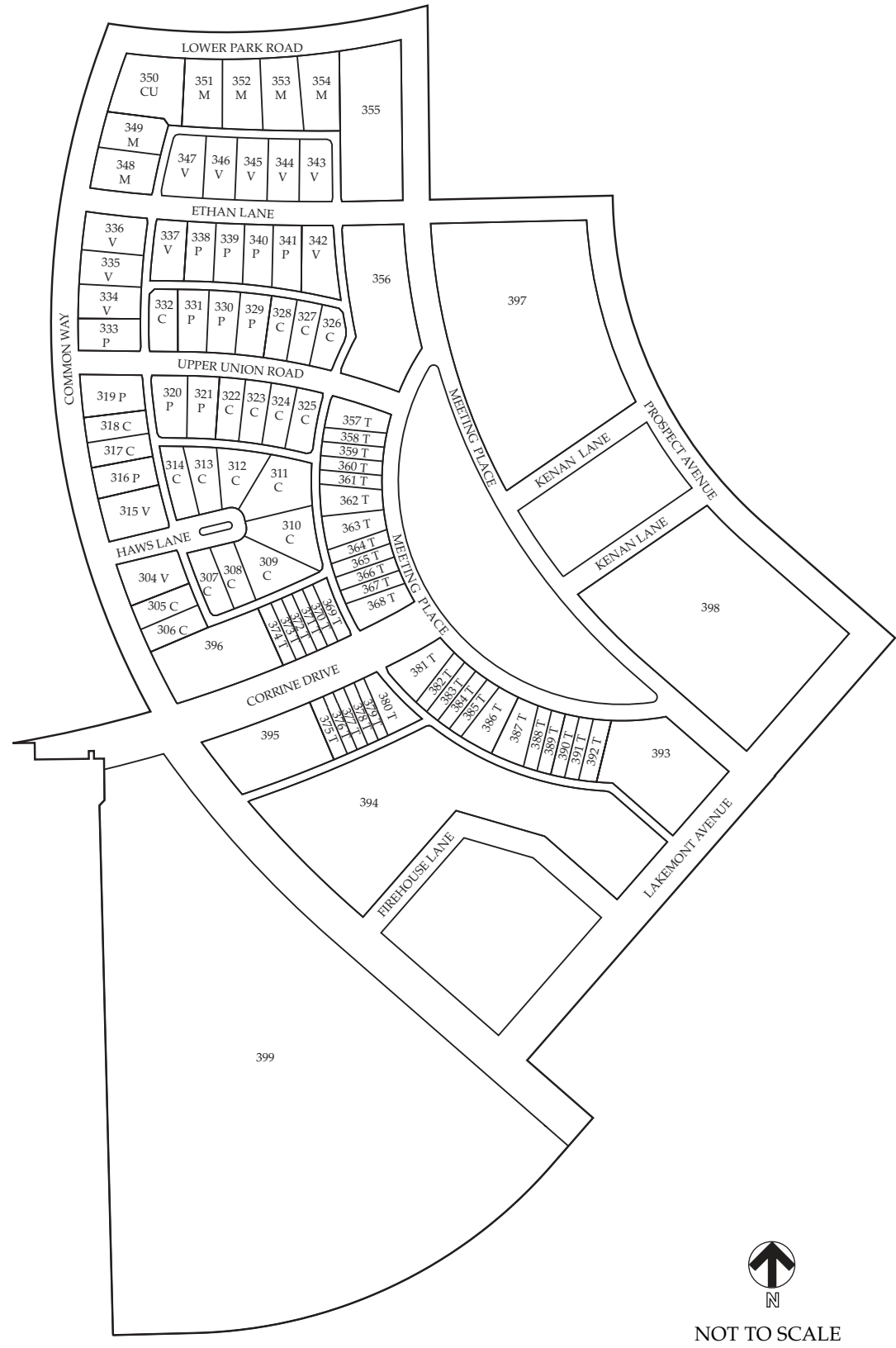
Lot Number	Lot Type	Front Yard Setback	Max. Front Yard Encroachment	Left Side Setback	Right Side Setback	Rear Yard Setback	Rear Alley Setback	Special Lot Conditions
301	Townhome	15'	8'	0'	0'	n/a	3'	Refer to Note 2.
302	Townhome	15'	8'	0'	0'	n/a	3'	Refer to Note 2.
303	Townhome	15'	8'	5'	0'	n/a	3'	Prominent architecture required on the left side elevation. Refer to Note 2.

NOTES:

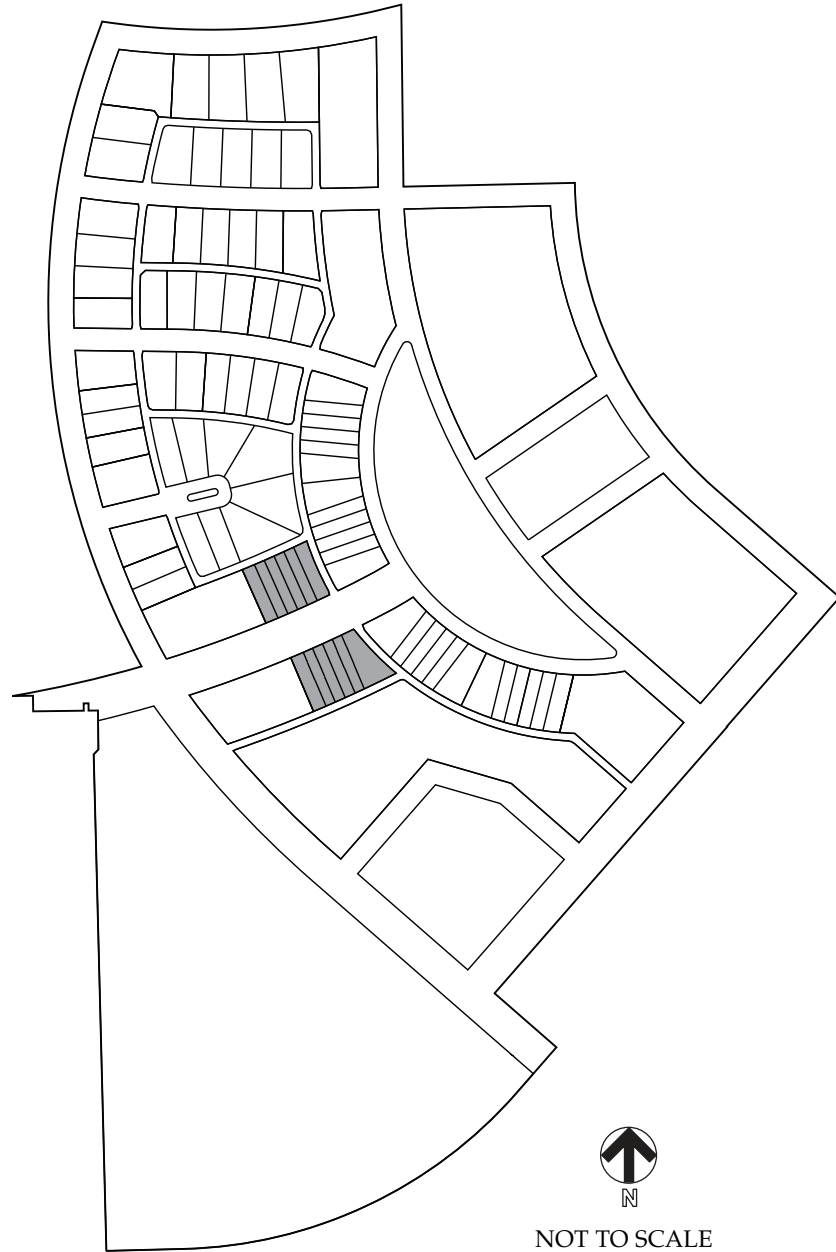
1. School Edge Treatment: Provide a white fence continuous along the north property line. One (1) gate per lot will be permitted. In addition, a 3-1/2 inch minimum caliper specimen canopy tree is required in the rear yard and within 20 feet of the rear property line.
2. Encroachment into the setbacks are allowed due to site geometry constraints. The specific amount of encroachment into each setback shall be determined by the Town Planner.

NEIGHBORHOOD 2

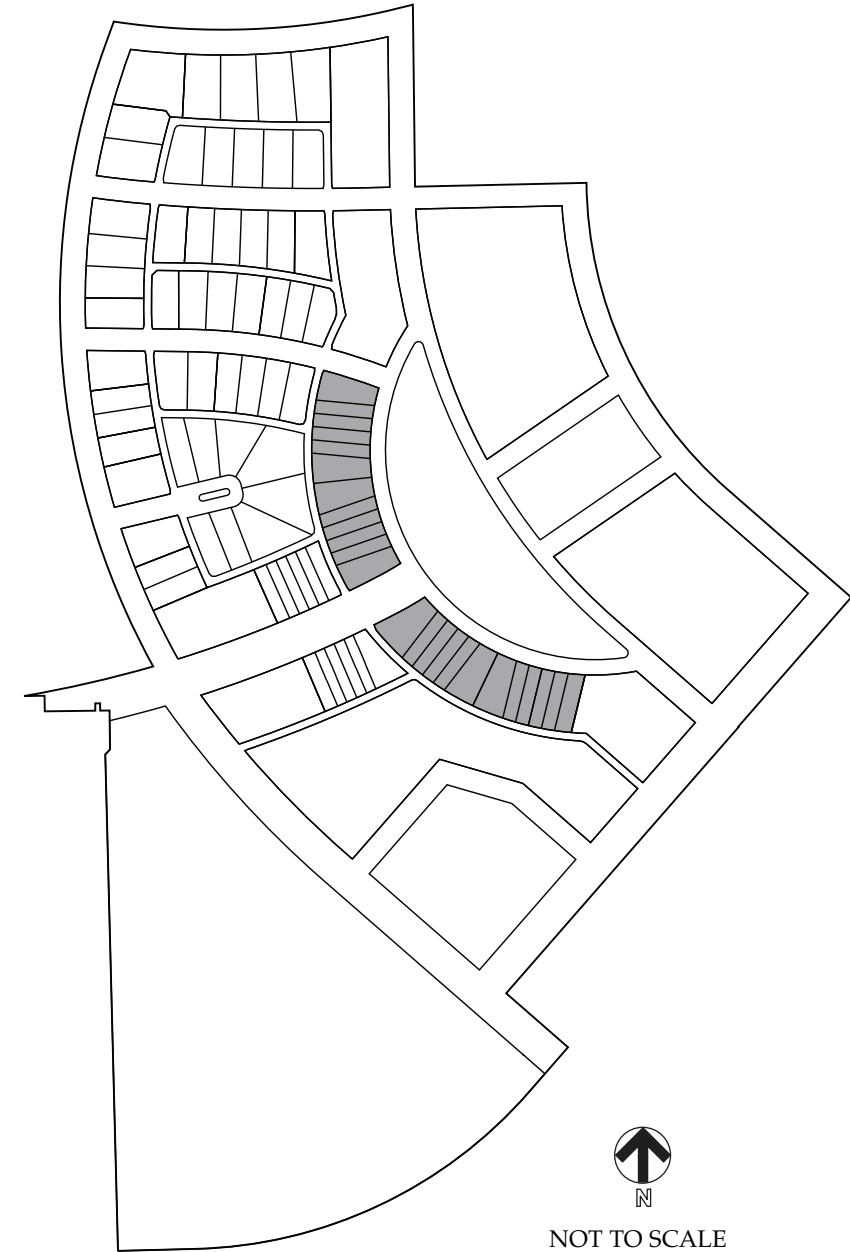
LOT LEGEND	
C	= COTTAGE
P	= PARK
V	= VILLAGE
M	= MANOR
CU	= CUSTOM
T	= TOWNHOMES



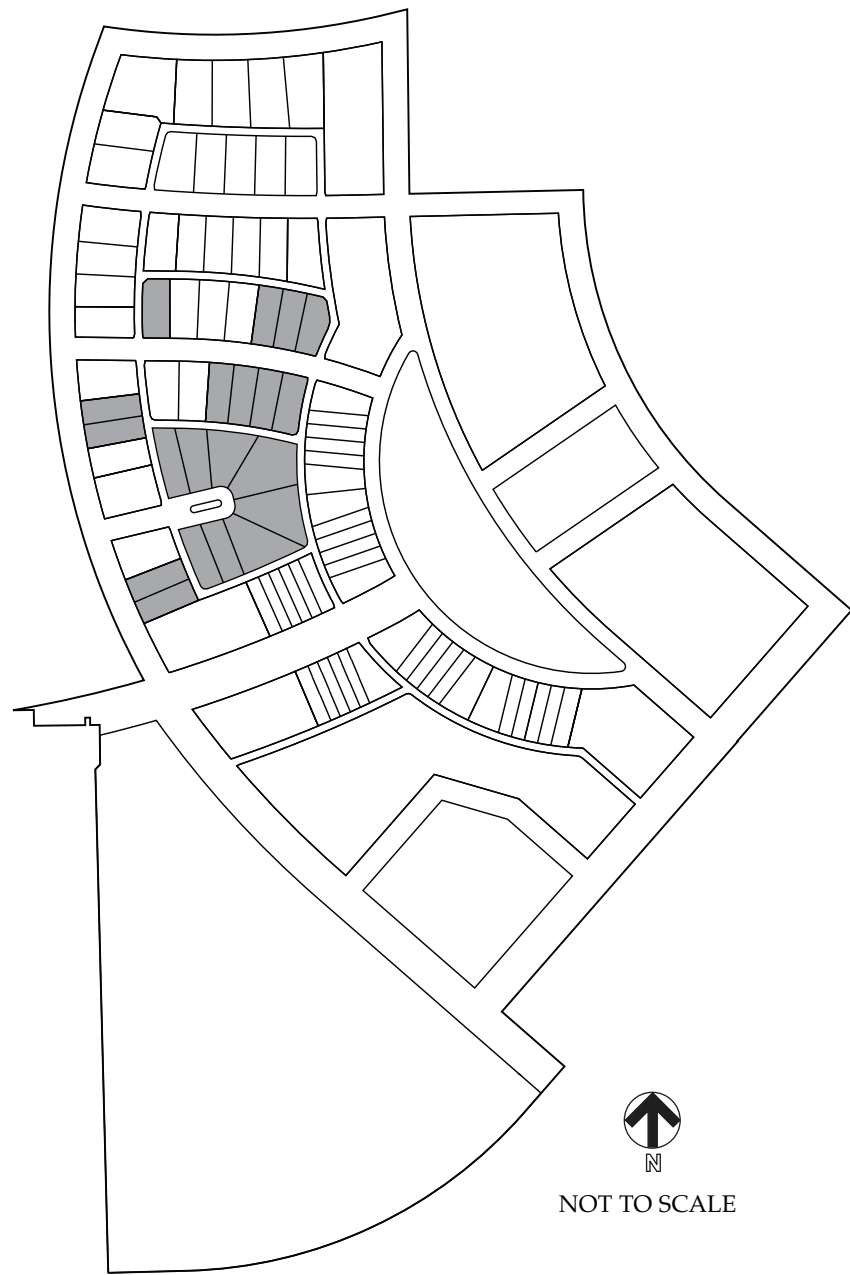
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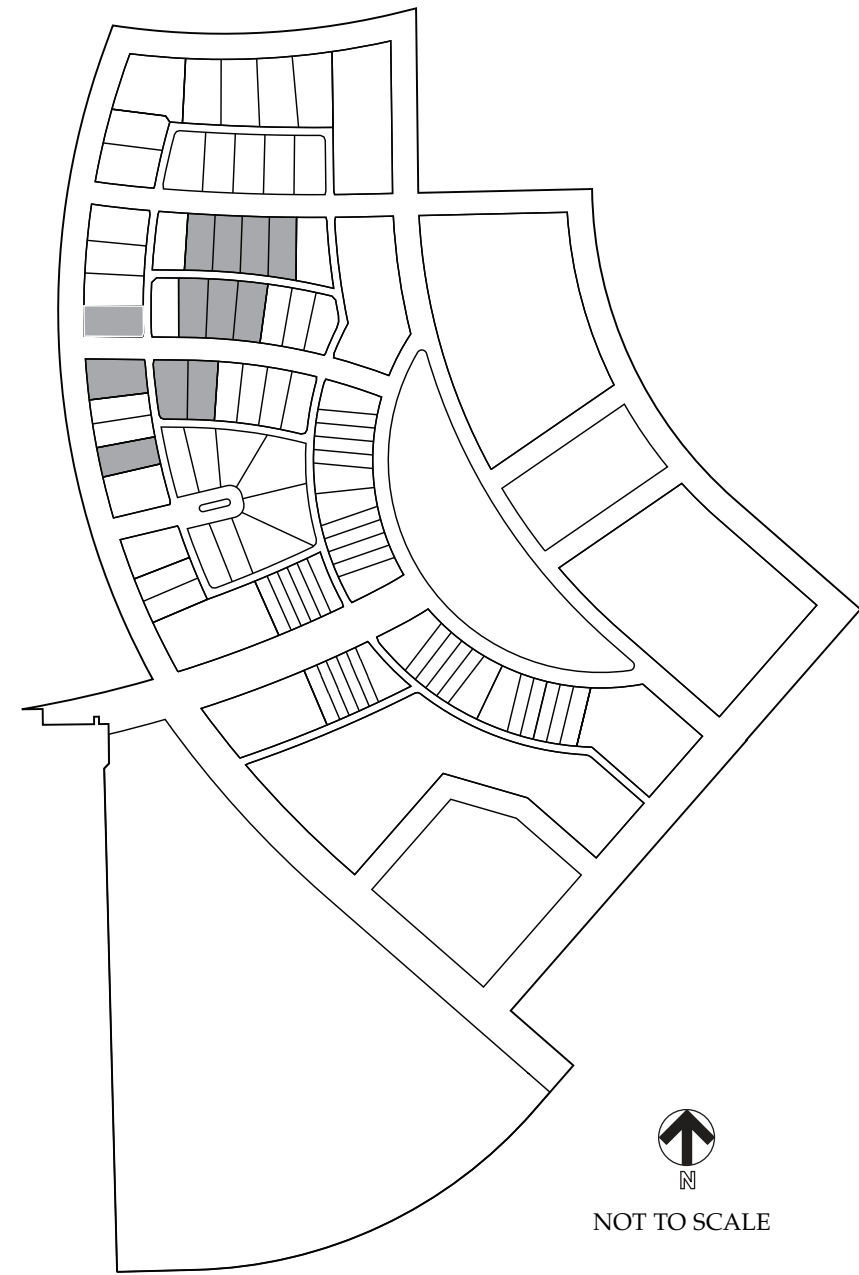
22' TOWNHOMES



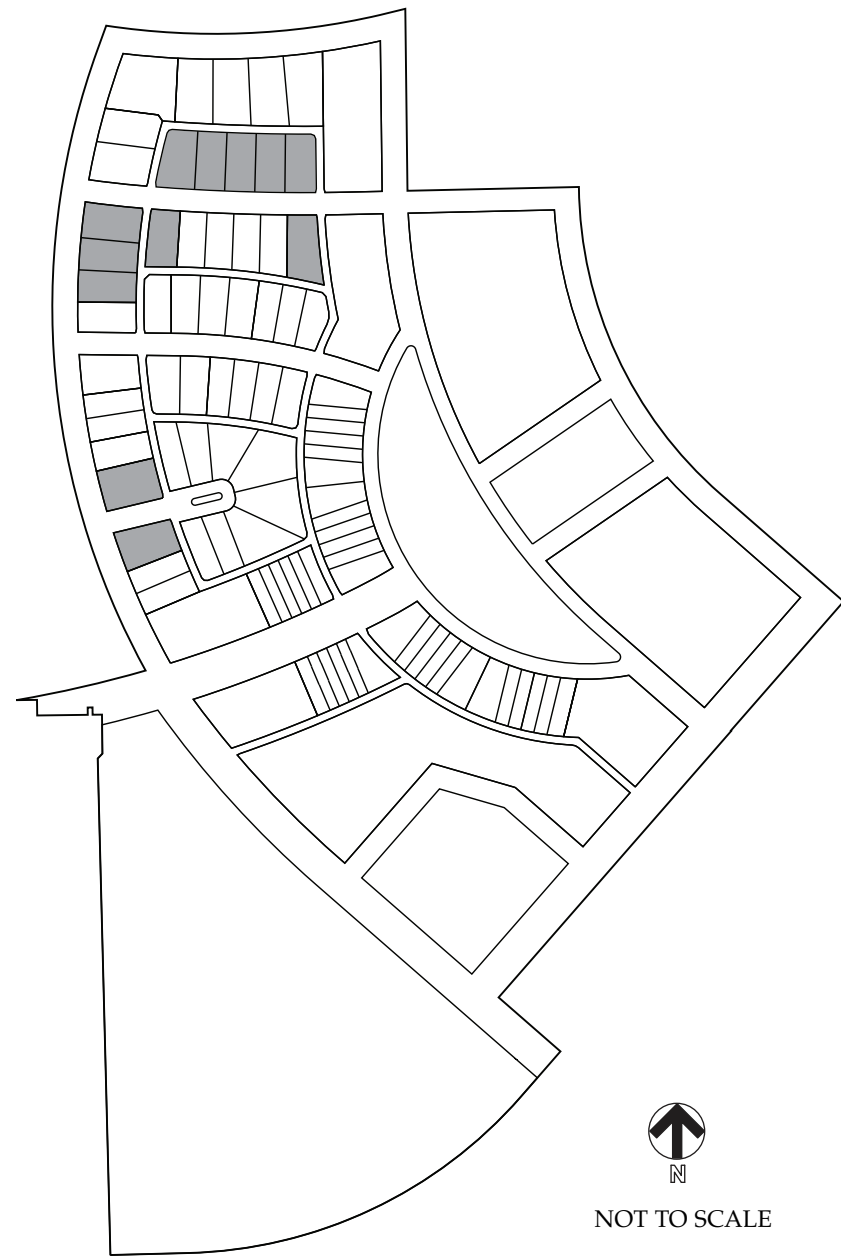
28' TOWNHOMES



COTTAGE LOTS

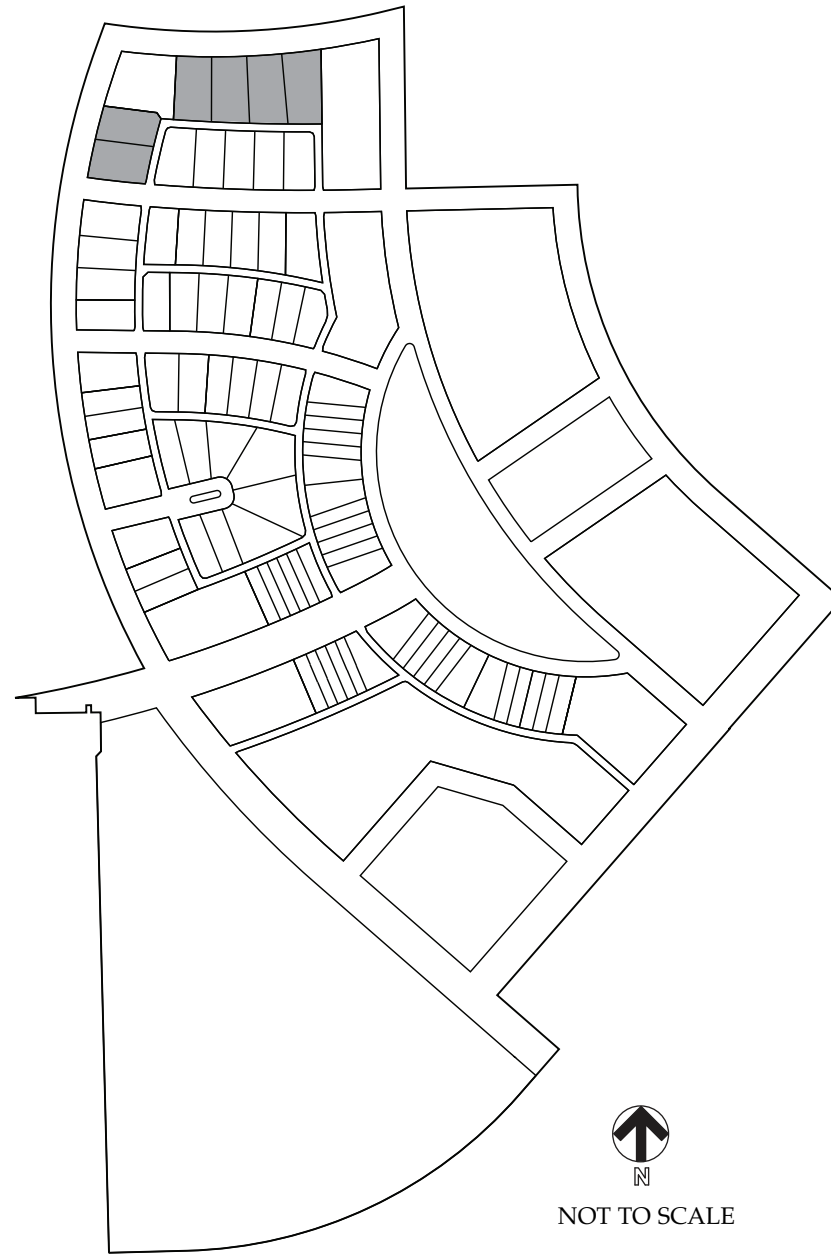


PARK LOTS



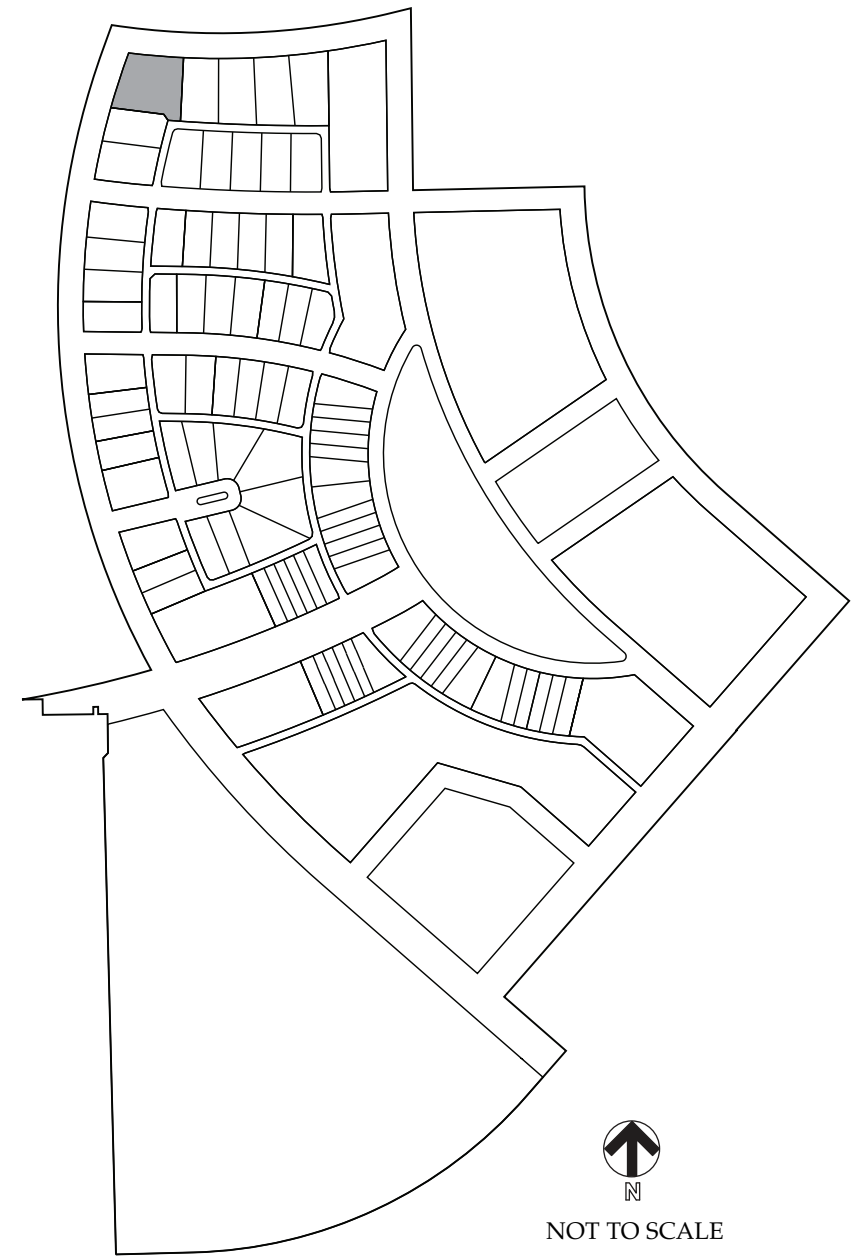
NOT TO SCALE

VILLAGE LOTS



NOT TO SCALE

MANOR LOTS



NOT TO SCALE

CUSTOM LOTS

Lot Number	Lot Type	Front Yard Setback	Max. Front Yard Encroachment	Left Side Setback	Right Side Setback	Rear Yard Setback	Rear Alley Setback	Special Lot Conditions
304	Village	15'	8'	15'	5'	n/a	3'	Main Body shall orient to Common Way. Haws Lane/Alley Treatment Required. Refer to Note 1. Refer to Note 4.
305	Cottage	15'	8'	5'	5'	n/a	3'	Refer to Note 4.
306	Cottage	15'	8'	5'	5'	n/a	3'	Refer to Note 4.
307	Cottage	5'	0'	5'	5'	n/a	3'	Charleston Single; orient porch towards center of court. Build to Front Yard Setback and Right Side Setback. Refer to Note 4.
308	Cottage	7'	0'	5'	5'	n/a	3'	Main Body shall be 2 story. Build to Front Yard Setback.
309	Cottage	15'	8'	5'	5'	n/a	3'	Haws Lane Treatment required. Refer to Note 2.
310	Cottage	15'	8'	5'	5'	n/a	3'	Haws Lane Treatment required. Refer to Note 2. Refer to Note 4.
311	Cottage	15'	8'	5'	5'	n/a	3'	Haws Lane Treatment required. Refer to Note 2. Provide feature landscaping at common front property line, right side, to buffer view to alley
312	Cottage	15'	8'	5'	5'	n/a	3'	Haws Lane Treatment required. Refer to Note 2. Refer to Note 4.
313	Cottage	7'	0'	5'	5'	n/a	3'	Build to Front Yard Setback. Main Body shall be 2 story.
314	Cottage	5'	0'	5'	5'	n/a	3'	Charleston Single; orient porch towards center of court. Build to Front Yard Setback and Left Side Setback.
315	Village	15'	8'	5'	15'	n/a	3'	Main Body shall orient to Common Way. Haws Lane/Alley Treatment Required. Refer to Note 1. Refer to Note 4.
316	Park	15'	8'	5'	5'	n/a	3'	Refer to Note 4.
317	Cottage	15'	8'	5'	5'	n/a	3'	Refer to Note 4.
318	Cottage	15'	8'	5'	5'	n/a	3'	Refer to Note 4.
319	Park	15'	8'	10'	5'	n/a	3'	Main Body shall orient to Common Way. Refer to Note 4.
320	Park	15'	8'	5'	5'	n/a	3'	Refer to Note 4.
321	Park	15'	8'	5'	5'	n/a	3'	Refer to Note 4.
322	Cottage	15'	8'	5'	5'	n/a	3'	Refer to Note 4.
323	Cottage	15'	8'	5'	5'	n/a	3'	Refer to Note 4.
324	Cottage	15'	8'	5'	5'	n/a	3'	Refer to Note 4.
325	Cottage	7'	0'	5'	5'	n/a	3'	Main Body shall be 2 story. Build to Front Yard Setback. Refer to Note 4.
326	Cottage	7'	0'	5'	5'	n/a	3'	Main Body shall be 2 story. Build to Front Yard Setback. Refer to Note 4.
327	Cottage	15'	8'	5'	5'	n/a	3'	Refer to Note 4.
328	Cottage	15'	8'	5'	5'	n/a	3'	Refer to Note 4.
329	Park	15'	8'	5'	5'	n/a	3'	Refer to Note 4.
330	Park	15'	8'	5'	5'	n/a	3'	Refer to Note 4.
331	Park	15'	8'	5'	5'	n/a	3'	Refer to Note 4.
332	Cottage	15'	8'	5'	5'	n/a	3'	Refer to Note 4.
333	Park	15'	8'	5'	10'	n/a	3'	Main Body shall orient to Common Way. Refer to Note 4.
334	Village	15'	8'	5'	5'	n/a	3'	Refer to Note 4.
335	Village	15'	8'	5'	5'	n/a	3'	Refer to Note 4.
336	Village	15'	8'	10'	5'	n/a	3'	Main Body shall orient to Common Way. Refer to Note 4.
337	Village	15'	8'	5'	5'	n/a	3'	Refer to Note 4.
338	Park	15'	8'	5'	5'	n/a	3'	Refer to Note 4.
339	Park	15'	8'	5'	5'	n/a	3'	Refer to Note 4.
340	Park	15'	8'	5'	5'	n/a	3'	Refer to Note 4.
341	Park	15'	8'	5'	5'	n/a	3'	
342	Village	7'	0'	5'	5'	n/a	3'	Main Body shall be 2 story. Build to Front Yard Setback.
343	Village	7'	0'	5'	5'	n/a	3'	Main Body shall be 2 story. Build to Front Yard Setback. Refer to Note 4.
344	Village	15'	8'	5'	5'	n/a	3'	Refer to Note 4.
345	Village	15'	8'	5'	5'	n/a	3'	Refer to Note 4.
346	Village	15'	8'	5'	5'	n/a	3'	Refer to Note 4.

Lot Number	Lot Type	Front Yard Setback	Max. Front Yard Encroachment	Left Side Setback	Right Side Setback	Rear Yard Setback	Rear Alley Setback	Special Lot Conditions
347	Village	15'	8'	5'	5'	n/a	3'	Refer to Note 4.
348	Manor	20'	10'	5'	10'	n/a	3'	Main Body shall orient to Common Way. Refer to Note 4.
349	Manor	20'	10'	5'	5'	n/a	3'	Refer to Note 4.
350	Custom	15'	0'	7.5	20'	10'	3'	Main Body shall have a porch and orient to Lower Park Road. Build to front yard setback. Prominent architecture required on right side elevation. Custom Lot Exception may apply. Refer to Note 4.
351	Manor	25'	10'	5'	5'	n/a	3'	
352	Manor	25'	10'	5'	5'	n/a	3'	
353	Manor	25'	10'	5'	5'	n/a	3'	
354	Manor	25'	10'	5'	5'	n/a	3'	Main Body shall be 2 story.
355								Multi-Family Parcel. Refer to the Parcel Specific Master Plan.
356								Multi-Family Parcel. Refer to the Parcel Specific Master Plan.
357	Townhome	15'	8'	0'	10'	n/a	3'	Refer to Note 4.
358	Townhome	15'	8'	0'	0'	n/a	3'	Refer to Note 4.
359	Townhome	15'	8'	0'	0'	n/a	3'	Refer to Note 4.
360	Townhome	15'	8'	0'	0'	n/a	3'	Refer to Note 4.
361	Townhome	15'	8'	0'	0'	n/a	3'	Refer to Note 4.
362	Townhome	15'	8'	5'	0'	n/a	3'	Provide a minimum building separation of 10'. Refer to Note 4.
363	Townhome	15'	8'	0'	5'	n/a	3'	Provide a minimum building separation of 10'. Refer to Note 4.
364	Townhome	15'	8'	0'	0'	n/a	3'	Refer to Note 4.
365	Townhome	15'	8'	0'	0'	n/a	3'	Refer to Note 4.
366	Townhome	15'	8'	0'	0'	n/a	3'	Refer to Note 4.
367	Townhome	15'	8'	0'	0'	n/a	3'	Refer to Note 4.
368	Townhome	15'	8'	10'	0'	n/a	3'	Side Street Wall Treatment Required. Refer to Note 3. Refer to Note 4.
369	Townhome	15'	8'	0'	5'	n/a	3'	
370	Townhome	15'	8'	0'	0'	n/a	3'	
371	Townhome	15'	8'	0'	0'	n/a	3'	
372	Townhome	15'	8'	0'	0'	n/a	3'	
373	Townhome	15'	8'	0'	0'	n/a	3'	
374	Townhome	15'	8'	5'	0'	n/a	3'	
375	Townhome	15'	8'	0'	5'	n/a	3'	
376	Townhome	15'	8'	0'	0'	n/a	3'	
377	Townhome	15'	8'	0'	0'	n/a	3'	
378	Townhome	15'	8'	0'	0'	n/a	3'	
379	Townhome	15'	8'	0'	0'	n/a	3'	
380	Townhome	15'	8'	5'	0'	n/a	3'	
381	Townhome	15'	8'	0'	10'	n/a	3'	Side Street Wall Treatment Required. Refer to Note 3. Refer to Note 4.
382	Townhome	15'	8'	0'	0'	n/a	3'	Refer to Note 4.
383	Townhome	15'	8'	0'	0'	n/a	3'	Refer to Note 4.
384	Townhome	15'	8'	0'	0'	n/a	3'	Refer to Note 4.
385	Townhome	15'	8'	0'	0'	n/a	3'	Refer to Note 4.
386	Townhome	15'	8'	5'	0'	n/a	3'	Provide a minimum building separation of 10'. Refer to Note 4.
387	Townhome	15'	8'	0'	5'	n/a	3'	Provide a minimum building separation of 10'. Refer to Note 4.
388	Townhome	15'	8'	0'	0'	n/a	3'	Refer to Note 4.
389	Townhome	15'	8'	0'	0'	n/a	3'	Refer to Note 4.

Lot Number	Lot Type	Front Yard Setback	Max. Front Yard Encroachment	Left Side Setback	Right Side Setback	Rear Yard Setback	Rear Alley Setback	Special Lot Conditions
390	Townhome	15'	8'	0'	0'	n/a	3'	Refer to Note 4.
391	Townhome	15'	8'	0'	0'	n/a	3'	Refer to Note 4.
392	Townhome	15'	8'	5'	0'	n/a	3'	Refer to Note 4.
393								Multi-Family Parcel. Refer to the Parcel Specific Master Plan.
394								Multi-Family Parcel. Refer to the Parcel Specific Master Plan.
395								Multi-Family Parcel. Refer to the Parcel Specific Master Plan.
396								Multi-Family Parcel. Refer to the Parcel Specific Master Plan.
397								Multi-Family Parcel. Refer to the Parcel Specific Master Plan.
398								Multi-Family Parcel. Refer to the Parcel Specific Master Plan.
399								Civic Parcel. Refer to the Parcel Specific Master Plan.

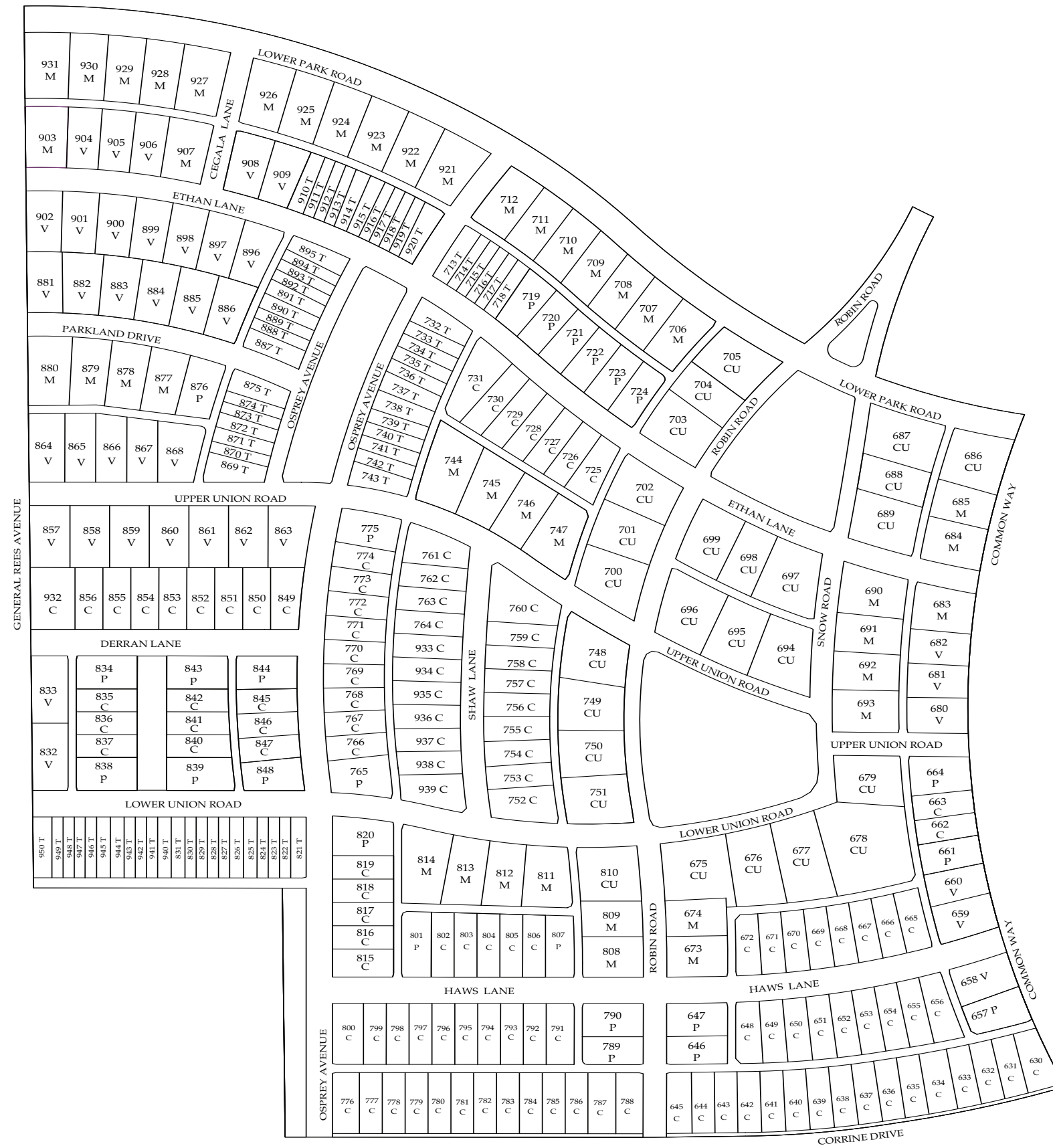
NOTES:

- 1 Haws Lane/ Alley Treatment: Main Body shall orient long elevation parallel to Haws Lane with an attached garage to buffer alley views. Prominent architecture is required on long elevation oriented to Haws Lane. Provide feature landscaping to buffer alley views.
- 2 Haws Lane Treatment: Main Body shall be two story. Main body of house shall face Haws Lane, on centerline axis of lot as it bisects the angle of the side property lines.
- 3 Side Street Wall Treatment: Private Zone shall be screened from the side street view. Screening shall be continuous between the Main Body and the garage using a 4'-6" high wall with a 1'-6" high ornamental metal fence on top of the wall.
- 4 Encroachment into the setbacks are allowed due to site geometry constraints. The specific amount of encroachment into each setback shall be determined by the Town Planner.

NEIGHBORHOOD 4

LOT LEGEND

- C - COTTAGE
- P - PARK
- V - VILLAGE
- M - MANOR
- CU - CUSTOM
- T - TOWNHOMES



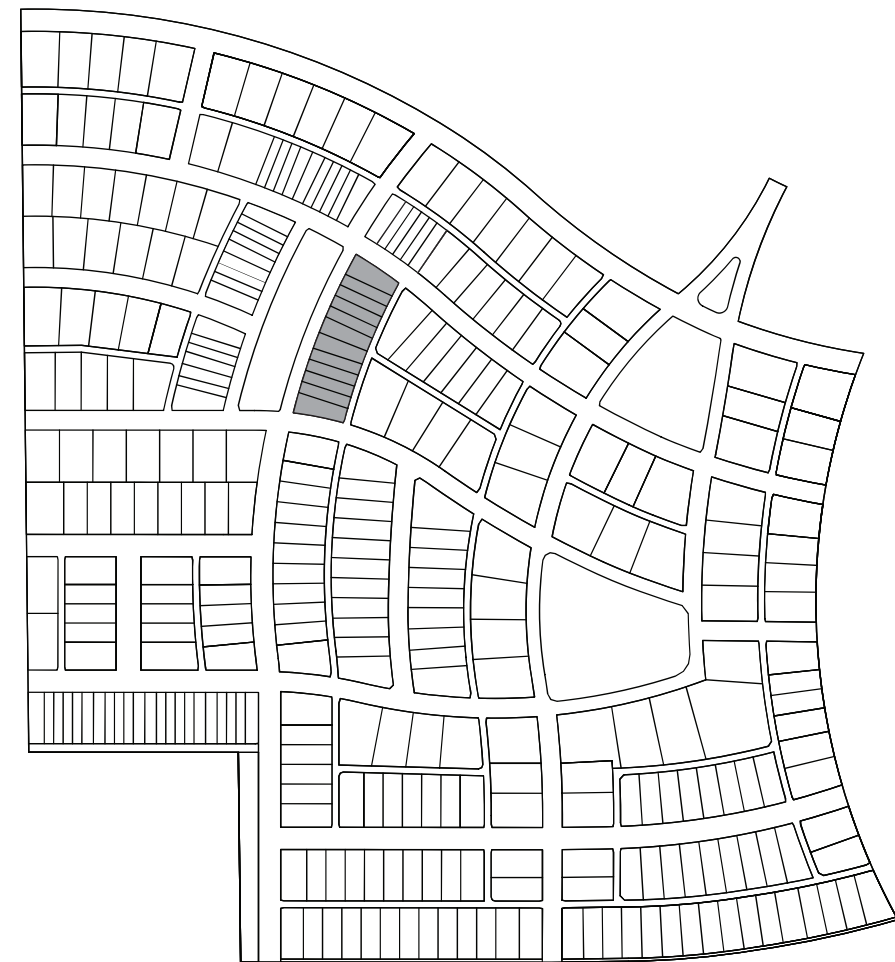
NOT TO SCALE



22' TOWNHOMES



NOT TO SCALE



28' TOWNHOMES



NOT TO SCALE



COTTAGE LOTS



NOT TO SCALE



PARK LOTS



NOT TO SCALE



VILLAGE LOTS



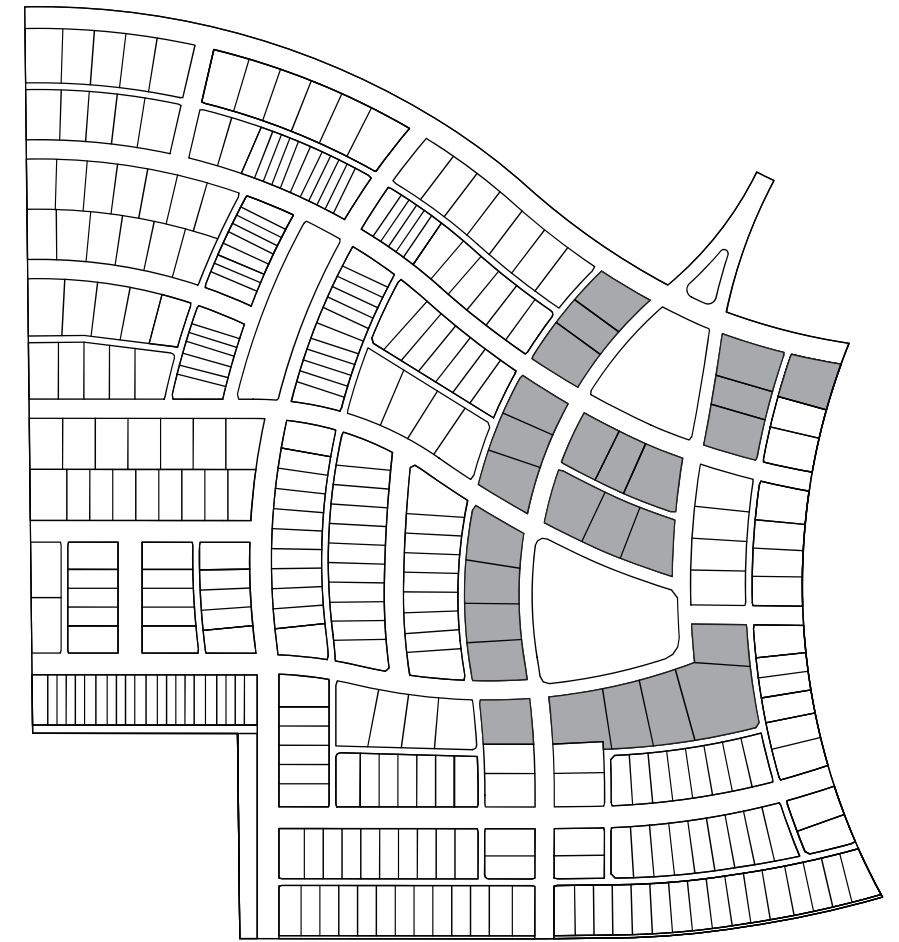
NOT TO SCALE



MANOR LOTS



NOT TO SCALE



CUSTOM LOTS



NOT TO SCALE

Lot Number	Lot Type	Front Yard Setback	Max. Front Yard Encroachment	Left Side Setback	Right Side Setback	Rear Yard Setback	Rear Alley Setback	Special Lot Conditions
630	Cottage	15'	8'	0'	10'	n/a	3'	Charleston Single House. Main Body shall orient to Corrine Drive. Build to Left Side and Rear Alley Setbacks. Provide Side Street Wall Treatment. Refer to Note 4. Refer to Note 2.
631	Cottage	15'	8'	0'	10'	n/a	3'	Charleston Single House.
632	Cottage	15'	8'	0'	10'	n/a	3'	Charleston Single House.
633	Cottage	15'	8'	0'	10'	n/a	3'	Charleston Single House.
634	Cottage	15'	8'	10'	10'	n/a	3'	Charleston Single House. Must build to Right Side Setback. Provide a minimum building separation of 10'.
635	Cottage	15'	8'	10'	0'	n/a	3'	Charleston Single House. Refer to Note 2.
636	Cottage	15'	8'	10'	0'	n/a	3'	Charleston Single House.
637	Cottage	15'	8'	10'	0'	n/a	3'	Charleston Single House. Refer to Note 2.
638	Cottage	15'	8'	10'	0'	n/a	3'	Charleston Single House. Refer to Note 2.
639	Cottage	15'	8'	10'	0'	n/a	3'	Charleston Single House. Refer to Note 2.
640	Cottage	15'	8'	10'	0'	n/a	3'	Charleston Single House. Refer to Note 2.
641	Cottage	15'	8'	10'	0'	n/a	3'	Charleston Single House. Refer to Note 2.
642	Cottage	15'	8'	10'	0'	n/a	3'	Charleston Single House.
643	Cottage	15'	8'	10'	0'	n/a	3'	Charleston Single House.
644	Cottage	15'	8'	10'	0'	n/a	3'	Charleston Single House.
645	Cottage	15'	8'	10'	0'	n/a	3'	Charleston Single House. Main Body shall orient to Corrine Drive. Build to Right Side Setback. Provide feature landscaping to buffer alley views. Refer to Note 2.
646	Park	15'	8'	5'	5'	n/a	3'	Refer to Note 2.
647	Park	15'	8'	10'	5'	n/a	3'	Main Body shall orient to Robin Road.
648	Cottage	7'	0'	5'	5'	n/a	3'	Build to Front Yard Setback. Refer to Note 2.
649	Cottage	15'	8'	5'	5'	n/a	3'	
650	Cottage	15'	8'	5'	5'	n/a	3'	
651	Cottage	15'	8'	5'	5'	n/a	3'	
652	Cottage	15'	8'	5'	5'	n/a	3'	
653	Cottage	15'	8'	5'	5'	n/a	3'	
654	Cottage	15'	8'	5'	5'	n/a	3'	
655	Cottage	15'	8'	5'	5'	n/a	3'	
656	Cottage	7'	0'	5'	5'	n/a	3'	Build to Front Yard Setback. Refer to Note 2.
657	Park	15'	8'	5'	5'	n/a	3'	Refer to Note 2.
658	Village	15'	8'	5'	10'	n/a	3'	Main Body shall orient to Common Way.
659	Village	15'	8'	10'	5'	n/a	3'	Main Body shall orient to Common Way. Refer to Note 2.
660	Village	15'	8'	5'	5'	n/a	3'	Refer to Note 2.
661	Park	15'	8'	5'	5'	n/a	3'	Refer to Note 2.
662	Cottage	15'	8'	5'	5'	n/a	3'	Refer to Note 2.
663	Cottage	15'	8'	5'	5'	n/a	3'	Refer to Note 2.
664	Park	15'	8'	5'	10'	n/a	3'	Main Body shall orient to Common Way. Refer to Note 2.
665	Cottage	7'	0'	5'	5'	n/a	3'	Build to Front Yard Setback. Refer to Note 2.
666	Cottage	15'	8'	5'	5'	n/a	3'	Refer to Note 2.
667	Cottage	15'	8'	5'	5'	n/a	3'	Refer to Note 2.
668	Cottage	15'	8'	5'	5'	n/a	3'	Refer to Note 2.
669	Cottage	15'	8'	5'	5'	n/a	3'	Refer to Note 2.
670	Cottage	15'	8'	5'	5'	n/a	3'	Refer to Note 2.
671	Cottage	15'	8'	5'	5'	n/a	3'	Refer to Note 2.
672	Cottage	7'	0'	5'	5'	n/a	3'	Build to Front Yard Setback. Refer to Note 2.

Lot Number	Lot Type	Front Yard Setback	Max. Front Yard Encroachment	Left Side Setback	Right Side Setback	Rear Yard Setback	Rear Alley Setback	Special Lot Conditions
673	Manor	20'	10'	5'	10'	n/a	3'	Main Body shall orient to Robin Road. Refer to Note 2.
674	Manor	20'	10'	5'	5'	5'	3'	
675	Custom	20'	10'	7.5'	15'	5'	3'	Custom Lot Exception. Main Body shall orient to Lower Union Road. Refer to Note 2.
676	Custom	20'	10'	7.5	7.5	n/a	3'	
677	Custom	20'	10'	7.5	7.5	n/a	3'	
676	Custom	20'	10'	7.5'	7.5'	n/a	3'	
677	Custom	20'	10'	7.5'	7.5'	n/a	3'	
678	Custom	20'	10'	7.5'	7.5'	n/a	3'	Snow Road Treatment required. Refer to Note 5.
679	Custom	20'	10'	10'	7.5'	n/a	3'	Main Body shall orient to Snow Road. Build to Front Yard Setback.
680	Village	15'	8'	10'	5'	n/a	3'	Main Body shall orient to Common Way. Refer to Note 2.
681	Village	15'	8'	5'	5'	n/a	3'	Refer to Note 2.
682	Village	15'	8'	5'	5'	n/a	3'	Refer to Note 2.
683	Manor	20'	10'	5'	10'	n/a	3'	Main Body shall orient to Common Way. Refer to Note 2.
684	Manor	20'	10'	10'	5'	n/a	3'	Main Body shall orient to Common Way. Refer to Note 2.
685	Manor	20'	10'	5'	5'	n/a	3'	Refer to Note 2.
686	Custom	20'	10'	7.5	10'	n/a	3'	Main Body shall orient to Common Way. Prominent architecture required on right side elevation.
687	Custom	20'	10'	10'	7.5'	n/a	3'	Main Body shall be 2 story. Main Body shall orient to Snow Road and be parallel to Lower Park Road. Prominent architecture required on left side elevation. Build to Left Side Setback.
688	Custom	20'	10'	5'	5'	n/a	3'	Main Body shall parallel Left Side property line. Refer to Note 2.
689	Custom	20'	10'	7.5'	10'	n/a	3'	Main Body shall parallel Left Side property line or Ethan Lane.
690	Manor	20'	10'	10'	5'	n/a	3'	Main Body shall orient to Snow Road.
691	Manor	20'	10'	5'	5'	n/a	3'	
692	Manor	20'	10'	5'	5'	n/a	3'	
693	Manor	20'	10'	5'	10'	n/a	3'	Main Body shall orient to Snow Road.
694	Custom	20'	10'	7.5'	10'	n/a	3'	Main Body shall orient to Upper Union Road. Alley Garage Treatment Required. Refer to Note 3.
695	Custom	20'	10'	7.5'	7.5'	n/a	3'	Main Body shall orient to Upper Union Road.
696	Custom	20'	10'	10'	7.5'	n/a	3'	Main Body shall orient to Upper Union Road. Alley Garage Treatment Required. Refer to Note 3.
697	Custom	20'	10'	10'	7.5'	n/a	3'	Alley Garage Treatment required. Refer to Note 3.
698	Custom	20'	10'	5'	5'	n/a	3'	Refer to Note 2.
699	Custom	20'	10'	7.5'	10'	n/a	3'	Alley Garage Treatment required. Refer to Note 3.
700	Custom	20'	10'	10'	7.5'	n/a	3'	Main Body shall orient to Robin Road.
701	Custom	20'	10'	7.5'	7.5'	n/a	3'	
702	Custom	20'	10'	7.5'	10'	n/a	3'	Main Body shall orient to Robin Road.
703	Custom	20'	10'	10'	7.5'	n/a	3'	Main Body shall orient to Robin Road.
704	Custom	20'	10'	5'	5'	n/a	3'	Refer to Note 2.
705	Custom	20'	10'	7.5'	10'	n/a	3'	Main Body shall be 2 story and orient to Robin Road . Prominent architecture required on right side elevation.
706	Manor	20'	10'	5'	5'	n/a	3'	
707	Manor	20'	10'	5'	5'	n/a	3'	
708	Manor	20'	10'	5'	5'	n/a	3'	
709	Manor	20'	10'	5'	5'	n/a	3'	
710	Manor	20'	10'	5'	5'	n/a	3'	
711	Manor	20'	10'	5'	5'	n/a	3'	
712	Manor	20'	10'	5'	10'	n/a	3'	Main Body shall be 2 story and orient to Lower Park Road. Alley Garage Treatment Required. Refer to Note 3. Refer to Note 2.
713	Townhome	15'	8'	5'	0'	n/a	3'	
714	Townhome	15'	8'	0'	0'	n/a	3'	
715	Townhome	15'	8'	0'	0'	n/a	3'	

Lot Number	Lot Type	Front Yard Setback	Max. Front Yard Encroachment	Left Side Setback	Right Side Setback	Rear Yard Setback	Rear Alley Setback	Special Lot Conditions
716	Townhome	15'	8'	0'	0'	n/a	3'	
717	Townhome	15'	8'	0'	0'	n/a	3'	
718	Townhome	15'	8'	0'	5'	n/a	3'	
719	Park	15'	8'	5'	5'	n/a	3'	Main Body shall be 2 story.
720	Park	15'	8'	5'	5'	n/a	3'	
721	Park	15'	8'	5'	5'	n/a	3'	
722	Park	15'	8'	5'	5'	n/a	3'	
723	Park	15'	8'	5'	5'	n/a	3'	
724	Park	7'	0'	5'	5'	n/a	3'	Build to Front Yard Setback. Refer to Note 2.
725	Cottage	7'	0'	5'	5'	n/a	3'	Build to Front Yard Setback.
726	Cottage	15'	8'	5'	5'	n/a	3'	
727	Cottage	15'	8'	5'	5'	n/a	3'	
728	Cottage	15'	8'	5'	5'	n/a	3'	
729	Cottage	15'	8'	5'	5'	n/a	3'	
730	Cottage	15'	8'	5'	5'	n/a	3'	
731	Cottage	5'	0'	5'	5'	n/a	3'	Main Body shall be 2 story. Build to Front Yard setback.
732	Townhome	13'	8'	5'	0'	n/a	3'	
733	Townhome	13'	8'	0'	0'	n/a	3'	
734	Townhome	13'	8'	0'	0'	n/a	3'	
735	Townhome	13'	8'	0'	0'	n/a	3'	
736	Townhome	13'	8'	0'	0'	n/a	3'	
737	Townhome	13'	8'	0'	5'	n/a	3'	Provide a minimum building separation of 10'.
738	Townhome	13'	8'	5'	0'	n/a	3'	Provide a minimum building separation of 10'.
739	Townhome	13'	8'	0'	0'	n/a	3'	
740	Townhome	13'	8'	0'	0'	n/a	3'	
741	Townhome	13'	8'	0'	0'	n/a	3'	
742	Townhome	13'	8'	0'	0'	n/a	3'	
743	Townhome	13'	8'	0'	5'	n/a	3'	
744	Manor	10'	0'	5'	5'	n/a	3'	Main Body shall be 2 story and orient to Upper Union Road. Build to Front Yard setback.
745	Manor	20'	10'	5'	5'	n/a	3'	
746	Manor	20'	10'	5'	5'	n/a	3'	
747	Manor	20'	10'	5'	5'	n/a	3'	Provide feature landscaping at Right Side and Rear Yard Setbacks to buffer alley views.
748	Custom	20'	10'	7.5'	10'	n/a	3'	Main Body shall orient to Robin Road. Alley Garage Treatment Required. Refer to Note 3. Refer to Note 2.
749	Custom	20'	10'	7.5'	7.5'	n/a	3'	Refer to Note 2.
750	Custom	20'	10'	7.5'	7.5'	n/a	3'	Refer to Note 2.
751	Custom	20'	10'	10'	7.5'	n/a	3'	Main Body shall orient to Robin Road. Alley Garage Treatment Required. Refer to Note 3. Refer to Note 2.
752	Cottage	15'	8'	5'	10'	n/a	3'	Main Body shall orient to Shaw Lane. Provide feature landscaping to buffer alley views.
753	Cottage	15'	8'	5'	5'	n/a	3'	
754	Cottage	15'	8'	5'	5'	n/a	3'	
755	Cottage	15'	8'	5'	5'	n/a	3'	
756	Cottage	15'	8'	5'	5'	n/a	3'	
757	Cottage	15'	8'	5'	5'	n/a	3'	
758	Cottage	15'	8'	5'	5'	n/a	3'	

Lot Number	Lot Type	Front Yard Setback	Max. Front Yard Encroachment	Left Side Setback	Right Side Setback	Rear Yard Setback	Rear Alley Setback	Special Lot Conditions
759	Cottage	15'	8'	5'	5'	n/a	3'	
760	Cottage	15'	8'	10'	5'	n/a	3'	Main Body shall orient to Shaw Lane. Locate garage at Right Side Setback. Refer to Note 2.
761	Cottage	15'	8'	5'	10'	n/a	3'	Main Body shall be 2 story and orient to Shaw Lane. Provide feature landscaping to buffer alley views. Refer to Note 2.
762	Cottage	15'	8'	5'	5'	n/a	3'	
763	Cottage	15'	8'	5'	5'	n/a	3'	
764	Cottage	15'	8'	5'	5'	n/a	3'	
765	Park	15'	8'	5'	10'	n/a	3'	Main Body shall orient to Osprey Avenue. Provide feature landscaping to buffer alley views. Refer to Note 2.
766	Cottage	15'	8'	5'	5'	n/a	3'	Refer to Note 2.
767	Cottage	15'	8'	5'	5'	n/a	3'	Refer to Note 2.
768	Cottage	15'	8'	5'	5'	n/a	3'	Refer to Note 2.
769	Cottage	15'	8'	5'	5'	n/a	3'	
770	Cottage	15'	8'	5'	5'	n/a	3'	Refer to Note 2.
771	Cottage	15'	8'	5'	5'	n/a	3'	Refer to Note 2.
772	Cottage	15'	8'	5'	5'	n/a	3'	
773	Cottage	15'	8'	5'	5'	n/a	3'	
774	Cottage	15'	8'	5'	5'	n/a	3'	
775	Park	15'	8'	10'	5'	n/a	3'	Main Body shall be 2 story and orient to Osprey Avenue. Alley Garage Treatment Required. Refer to Note 3. Refer to Note 2.
776	Cottage	15'	8'	10'	0'	n/a	3'	Charleston Single House. Main Body shall orient to Corrine Drive. Build to Right Side Setback. Refer to Note 2.
777	Cottage	15'	8'	10'	0'	n/a	3'	Charleston Single House.
778	Cottage	15'	8'	10'	0'	n/a	3'	Charleston Single House.
779	Cottage	15'	8'	10'	0'	n/a	3'	Charleston Single House.
780	Cottage	15'	8'	10'	0'	n/a	3'	Charleston Single House.
781	Cottage	15'	8'	10'	0'	n/a	3'	Charleston Single House.
782	Cottage	15'	8'	10'	0'	n/a	3'	Charleston Single House.
783	Cottage	15'	8'	10'	0'	n/a	3'	Charleston Single House.
784	Cottage	15'	8'	10'	0'	n/a	3'	Charleston Single House.
785	Cottage	15'	8'	10'	0'	n/a	3'	Charleston Single House.
786	Cottage	15'	8'	10'	0'	n/a	3'	Charleston Single House.
787	Cottage	15'	8'	10'	10'	n/a	3'	Charleston Single House. Build to Right Side Setback.
788	Cottage	15'	8'	0'	10'	n/a	3'	Charleston Single House. Main Body shall orient to Corrine Drive. Build to Left Side Setback. Provide feature landscaping to buffer alley views. Refer to Note 2.
789	Park	15'	8'	5'	5'	n/a	3'	Refer to Note 2.
790	Park	15'	8'	5'	10'	n/a	3'	Main Body shall orient to Robin Road.
791	Cottage	7'	0'	5'	5'	n/a	3'	Build to Front Yard Setback.
792	Cottage	15'	8'	5'	5'	n/a	3'	
793	Cottage	15'	8'	5'	5'	n/a	3'	
794	Cottage	15'	8'	5'	5'	n/a	3'	
795	Cottage	15'	8'	5'	5'	n/a	3'	
796	Cottage	15'	8'	5'	5'	n/a	3'	
797	Cottage	15'	8'	5'	5'	n/a	3'	
798	Cottage	15'	8'	5'	5'	n/a	3'	
799	Cottage	15'	8'	5'	5'	n/a	3'	
800	Cottage	7'	0'	5'	10'	n/a	3'	Main Body shall orient to Haws Lane. Build to Front Yard Setback. Garage shall be built to Left Side Setback and Rear Yard Setback.
801	Park	7'	0'	5'	5'	n/a	3'	Build to Front Yard Setback.

Lot Number	Lot Type	Front Yard Setback	Max. Front Yard Encroachment	Left Side Setback	Right Side Setback	Rear Yard Setback	Rear Alley Setback	Special Lot Conditions
802	Cottage	15'	8'	5'	5'	n/a	3'	
803	Cottage	15'	8'	5'	5'	n/a	3'	
804	Cottage	15'	8'	5'	5'	n/a	3'	
805	Cottage	15'	8'	5'	5'	n/a	3'	
806	Cottage	15'	8'	5'	5'	n/a	3'	
807	Park	7'	0'	5'	5'	n/a	3'	Build to Front Yard Setback. Refer to Note 2.
808	Manor	20'	10'	10'	5'	n/a	3'	Main Body shall orient to Robin Road. Refer to Note 2.
809	Manor	20'	10'	5'	5'	n/a	3'	Refer to Note 2.
810	Custom	20'	10'	7.5'	10'	n/a	3'	Main Body shall orient to Robin Road. Prominent architecture required on right side. Refer to Note 2.
811	Manor	20'	10'	5'	5'	n/a	3'	
812	Manor	20'	10'	5'	5'	n/a	3'	
813	Manor	20'	10'	5'	5'	n/a	3'	
814	Manor	20'	10'	5'	5'	n/a	3'	
815	Cottage	15'	8'	5'	10'	n/a	3'	Main Body shall orient to Osprey.
816	Cottage	15'	8'	5'	5'	n/a	3'	
817	Cottage	15'	8'	5'	5'	n/a	3'	
818	Cottage	15'	8'	5'	5'	n/a	3'	
819	Cottage	15'	8'	5'	5'	n/a	3'	
820	Park	15'	8'	10'	5'	n/a	3'	Main Body shall orient to Osprey. Locate garage at Right Side Setback. Provide feature landscaping to buffer alley views.
821	Townhome	15'	8'	5'	0'	n/a	3'	
822	Townhome	15'	8'	0'	0'	n/a	3'	
823	Townhome	15'	8'	0'	0'	n/a	3'	
824	Townhome	15'	8'	0'	0'	n/a	3'	
825	Townhome	15'	8'	0'	5'	n/a	3'	Provide minimum building separation of 10'.
826	Townhome	15'	8'	5'	0'	n/a	3'	Provide minimum building separation of 10'.
827	Townhome	15'	8'	0'	0'	n/a	3'	
828	Townhome	15'	8'	0'	0'	n/a	3'	
829	Townhome	15'	8'	0'	0'	n/a	3'	
830	Townhome	15'	8'	0'	0'	n/a	3'	
831	Townhome	15'	8'	0'	5'	n/a	3'	Provide minimum building separation of 10'. Provide feature landscaping at Right Side Setback.
832	Village	15'	8'	10'	5'	n/a	3'	Main Body shall be 2 story and orient to Lower Union Road.
833	Village	15'	8'	5'	10'	n/a	3'	Main Body shall be 2 story and orient to Derran Lane.
834	Park	10'	0'	5'	10'	n/a	3'	Main Body shall orient to Park. Build to Front Yard Setback. Refer to Note 6. Refer to Note 2.
835	Cottage	10'	0'	5'	5'	n/a	3'	Main Body shall orient to Park. Build to Front Yard Setback. Refer to Note 6.
836	Cottage	10'	0'	5'	5'	n/a	3'	Main Body shall orient to Park. Build to Front Yard Setback. Refer to Note 6.
837	Cottage	10'	0'	5'	5'	n/a	3'	Main Body shall orient to Park. Build to Front Yard Setback. Refer to Note 6.
838	Park	10'	0'	10'	5'	n/a	3'	Main Body shall orient to Park. Build to Front Yard Setback. Refer to Note 6.
839	Park	10'	0'	5'	10'	n/a	3'	Main Body shall orient to Park. Build to Front Yard Setback. Refer to Note 6.
840	Cottage	10'	0'	5'	5'	n/a	3'	Main Body shall orient to Park. Build to Front Yard Setback. Refer to Note 6.
841	Cottage	10'	0'	5'	5'	n/a	3'	Main Body shall orient to Park. Build to Front Yard Setback. Refer to Note 6.
842	Cottage	10'	0'	5'	5'	n/a	3'	Main Body shall orient to Park. Build to Front Yard Setback. Refer to Note 6.
843	Park	10'	0'	10'	5'	n/a	3'	Main Body shall orient to Park. Build to Front Yard Setback. Refer to Note 6. Refer to Note 2.
844	Park	15'	8'	5'	10'	n/a	3'	Main Body shall orient to Osprey Avenue. Refer to Note 2.

Lot Number	Lot Type	Front Yard Setback	Max. Front Yard Encroachment	Left Side Setback	Right Side Setback	Rear Yard Setback	Rear Alley Setback	Special Lot Conditions
845	Cottage	15'	8'	5'	5'	n/a	3'	
846	Cottage	15'	8'	5'	5'	n/a	3'	
847	Cottage	15'	8'	5'	5'	n/a	3'	
848	Cottage	15'	8'	10'	5'	n/a	3'	Main Body shall orient to Osprey Avenue. Refer to Note 2.
849	Cottage	15'	8'	5'	10'	5'	n/a	Main Body shall orient to Derran Lane. Front Facing Garage permitted with driveway access along Left Side.
850	Cottage	15'	8'	5'	5'	5'	n/a	Front Facing Garage permitted with driveway access along Left Side.
851	Cottage	15'	8'	5'	5'	5'	n/a	Front Facing Garage permitted with driveway access along Right Side.
852	Cottage	15'	8'	5'	5'	5'	n/a	Front Facing Garage permitted with driveway access along Right Side.
853	Cottage	15'	8'	5'	5'	5'	n/a	Main Body shall be 2 story. Front Facing Garage permitted with driveway access along Right Side.
854	Cottage	15'	8'	5'	5'	5'	n/a	Main Body shall be 2 story. Front Facing Garage permitted with driveway access along Left Side.
855	Cottage	15'	8'	5'	5'	5'	n/a	Front Facing Garage permitted with driveway access along Left Side.
856	Cottage	15'	8'	10'	5'	5'	n/a	Front Facing Garage permitted with driveway access along Left Side.
857	Village	15'	8'	5'	10'	5'	n/a	Main Body shall be 2 story and orient to Upper Union Road. Front Facing Garage permitted with driveway access along Left Side.
858	Village	15'	8'	5'	5'	5'	n/a	Front Facing Garage permitted with driveway access along Left Side.
859	Village	15'	8'	5'	5'	5'	n/a	Front Facing Garage permitted with driveway access along Left Side.
860	Village	15'	8'	5'	5'	5'	n/a	Front Facing Garage permitted with driveway access along Left Side.
861	Village	15'	8'	5'	5'	5'	n/a	Front Facing Garage permitted with driveway access along Right Side.
862	Village	15'	8'	5'	5'	5'	n/a	Main Body shall be 2 story. Front Facing Garage permitted with driveway access along Right Side.
863	Village	15'	8'	10'	5'	5'	n/a	Main Body be 2 story and orient to Upper Union Road. Front Facing Garage permitted with driveway access along Right Side. Locate garage at Right Side and Rear Yard Setbacks.
864	Village	15'	8'	10'	5'	n/a	3'	Main Body shall be 2 story and orient to Upper Union Road.
865	Village	15'	8'	5'	5'	n/a	3'	
866	Village	15'	8'	5'	5'	n/a	3'	
867	Village	15'	8'	5'	5'	n/a	3'	
868	Village	15'	8'	5'	5'	n/a	3'	Main Body shall be 2 story. Refer to Note 2.
869	Townhome	15'	8'	5'	0'	n/a	3'	
870	Townhome	15'	8'	0'	0'	n/a	3'	
871	Townhome	15'	8'	0'	5'	n/a	3'	Provide a minimum building separation of 10'.
872	Townhome	15'	8'	5'	0'	n/a	3'	Provide a minimum building separation of 10'.
873	Townhome	15'	8'	0'	0'	n/a	3'	
874	Townhome	15'	8'	0'	0'	n/a	3'	
875	Townhome	15'	8'	0'	5'	n/a	3'	
876	Park	15'	8'	5'	5'	n/a	3'	Main Body shall be 2 story. Refer to Note 2.
877	Manor	20'	10'	5'	5'	n/a	3'	
878	Manor	20'	10'	5'	5'	n/a	3'	
879	Manor	20'	10'	5'	5'	n/a	3'	
880	Manor	20'	10'	5'	10'	n/a	3'	Main Body shall be 2 story and shall orient to Parkland Drive.
881	Village	15'	8'	10'	5'	3'	n/a	Main Body shall be 2 story and shall orient to Parkland Drive. Front facing garage permitted with driveway access along Right Side.
882	Village	15'	8'	5'	5'	3'	n/a	Front Facing Garage permitted with driveway access along Right Side.
883	Village	15'	8'	5'	5'	3'	n/a	Front Facing Garage permitted with driveway access along Right Side.
884	Village	15'	8'	5'	5'	3'	n/a	Front Facing Garage permitted with driveway access along Right Side.
885	Village	15'	8'	5'	5'	3'	n/a	Front Facing Garage permitted with driveway access along Right Side.
886	Village	15'	8'	5'	5'	3'	n/a	Main Body shall be 2 story. Garage shall face the alley at Rear Alley Setback. Refer to Note 2.
887	Townhome	15'	8'	5'	0'	n/a	3'	

Lot Number	Lot Type	Front Yard Setback	Max. Front Yard Encroachment	Left Side Setback	Right Side Setback	Rear Yard Setback	Rear Alley Setback	Special Lot Conditions
888	Townhome	15'	8'	0'	0'	n/a	3'	
889	Townhome	15'	8'	0'	0'	n/a	3'	
890	Townhome	15'	8'	0'	5'	n/a	3'	Provide a minimum building separation of 10'.
891	Townhome	15'	8'	5'	0'	n/a	3'	Provide a minimum building separation of 10'.
892	Townhome	15'	8'	0'	0'	n/a	3'	
893	Townhome	15'	8'	0'	0'	n/a	3'	
894	Townhome	15'	8'	0'	0'	n/a	3'	
895	Townhome	15'	8'	0'	5'	n/a	3'	
896	Village	5'	0'	5'	5'	5'	n/a	Main Body shall be 2 story. Build to Front Yard Setback. Garage shall face the alley at Rear Alley Setback. Refer to Note 2.
897	Village	15'	8'	5'	5'	5'	n/a	Main Body shall be 2 story. Front Facing Garage with driveway access along Left Side. Refer to Note 2.
898	Village	15'	8'	5'	5'	5'	n/a	Main Body shall be 2 story. Front Facing Garage with driveway access along Right Side. Refer to Note 2.
899	Village	15'	8'	5'	5'	5'	n/a	Front Facing Garage with driveway access along Right Side. Refer to Note 2.
900	Village	15'	8'	5'	5'	5'	n/a	Front Facing Garage with driveway access along Right Side. Refer to Note 2.
901	Village	15'	8'	5'	5'	5'	n/a	Front Facing Garage with driveway access along Right Side. Refer to Note 2.
902	Village	15'	8'	5'	10'	5'	n/a	Main Body shall be 2 story. Front Facing Garage with driveway access along Left Side. Refer to Note 2.
903	Manor	20'	10'	10'	5'	n/a	3'	Main Body shall be 2 story and orient to Ethan Lane. Refer to Note 2.
904	Village	15'	8'	5'	5'	n/a	3'	Refer to Note 2.
905	Village	15'	8'	5'	5'	n/a	3'	Refer to Note 2.
906	Village	15'	8'	5'	5'	n/a	3'	Refer to Note 2.
907	Manor	20'	10'	5'	10'	n/a	3'	Main Body shall orient to Ethan Lane. Refer to Note 2.
908	Village	15'	8'	10'	5'	n/a	3'	Main Body shall orient to Ethan Lane. Refer to Note 2.
909	Village	15'	8'	5'	5'	n/a	3'	Main Body shall be 2 story.
910	Townhome	15'	8'	5'	0'	n/a	3'	
911	Townhome	15'	8'	0'	0'	n/a	3'	
912	Townhome	15'	8'	0'	0'	n/a	3'	
913	Townhome	15'	8'	0'	0'	n/a	3'	
914	Townhome	15'	8'	0'	5'	n/a	3'	Provide a minimum building separation of 10'.
915	Townhome	15'	8'	5'	0'	n/a	3'	Provide a minimum building separation of 10'.
916	Townhome	15'	8'	0'	0'	n/a	3'	
917	Townhome	15'	8'	0'	0'	n/a	3'	
918	Townhome	15'	8'	0'	0'	n/a	3'	
919	Townhome	15'	8'	0'	0'	n/a	3'	
920	Townhome	15'	8'	0'	5'	n/a	3'	
921	Manor	20'	10'	10'	5'	n/a	3'	Main Body shall be 2 story and orient to Lower Park Road. Alley Garage Treatment required. Refer to Note 3.
922	Manor	20'	10'	5'	5'	n/a	3'	
923	Manor	20'	10'	5'	5'	n/a	3'	
924	Manor	20'	10'	5'	5'	n/a	3'	
925	Manor	20'	10'	5'	5'	n/a	3'	
926	Manor	20'	10'	5'	10'	n/a	3'	Main Body shall be 2 story and orient to Lower Park Road.
927	Manor	20'	10'	10'	5'	n/a	3'	Main Body shall be 2 story and orient to Lower Park Road.
928	Manor	20'	10'	5'	5'	n/a	3'	
929	Manor	20'	10'	5'	5'	n/a	3'	
930	Manor	20'	10'	5'	5'	n/a	3'	

Lot Number	Lot Type	Front Yard Setback	Max. Front Yard Encroachment	Left Side Setback	Right Side Setback	Rear Yard Setback	Rear Alley Setback	Special Lot Conditions
931	Manor	20'	10'	5'	10'	n/a	3'	Main Body shall be 2 story and orient to Lower Park Road.
932	Cottage	15'	8'	10'	5'	5'	n/a	Main Body shall be 2 story and orient to Derran Lane. Front facing garage with driveway access along Right Side.
933	Cottage	15'	8'	5'	5'	n/a	3'	
934	Cottage	15'	8'	5'	5'	n/a	3'	
935	Cottage	15'	8'	5'	5'	n/a	3'	
936	Cottage	15'	8'	5'	5'	n/a	3'	
937	Cottage	15'	8'	5'	5'	n/a	3'	
938	Cottage	15'	8'	5'	5'	n/a	3'	
939	Cottage	15'	8'	5'	5'	n/a	3'	Main Body shall orient to Shaw Lane. Provide feature landscaping to buffer alley views. Refer to Note 2.
940	Townhome	15'	8'	5'	0'	n/a	3'	Provide minimum building separation of 10'. Provide feature landscaping on Left Side Setback.
941	Townhome	15'	8'	0'	0'	n/a	3'	
942	Townhome	15'	8'	0'	0'	n/a	3'	
943	Townhome	15'	8'	0'	0'	n/a	3'	
944	Townhome	15'	8'	0'	5'	n/a	3'	Provide minimum building separation of 10'.
945	Townhome	15'	8'	5'	0'	n/a	3'	Provide minimum building separation of 10'.
946	Townhome	15'	8'	0'	0'	n/a	3'	
947	Townhome	15'	8'	0'	0'	n/a	3'	
948	Townhome	15'	8'	0'	0'	n/a	3'	
949	Townhome	15'	8'	0'	0'	n/a	3'	
950	Townhome	15'	8'	0'	5'	n/a	3'	

NOTES:

- 1 Front Elevation Treatment 1: Main Body shall have 2 story porch oriented to the Park. Build to the maximum porch encroachment.
- 2 Encroachment into the setbacks are allowed due to site geometry constraints. The specific amount of encroachment into each setback shall be determined by the Town Planner.
- 3 Alley Garage Treatment: Garage shall be built on the Rear Alley set-back and Side Street setback lines to buffer view to alley. Feature landscaping required to buffer alley view from side street.
- 4 Side Street Wall Treatment: Private Zone shall be screened from the side street view. Screening shall be continuous between the Main Body and the garage using a 4'-6" high wall with a 1'-6" high ornamental metal fence on top of the wall.
- 5 Snow Road Treatment: Main Body shall have 2 story gable or 2 story tower element oriented on axis with Snow Road. Build to Front Yard setback.
- 6 Build to Front Yard Setback Requirement takes precedent over Rear Facing Garage Setback criteria.

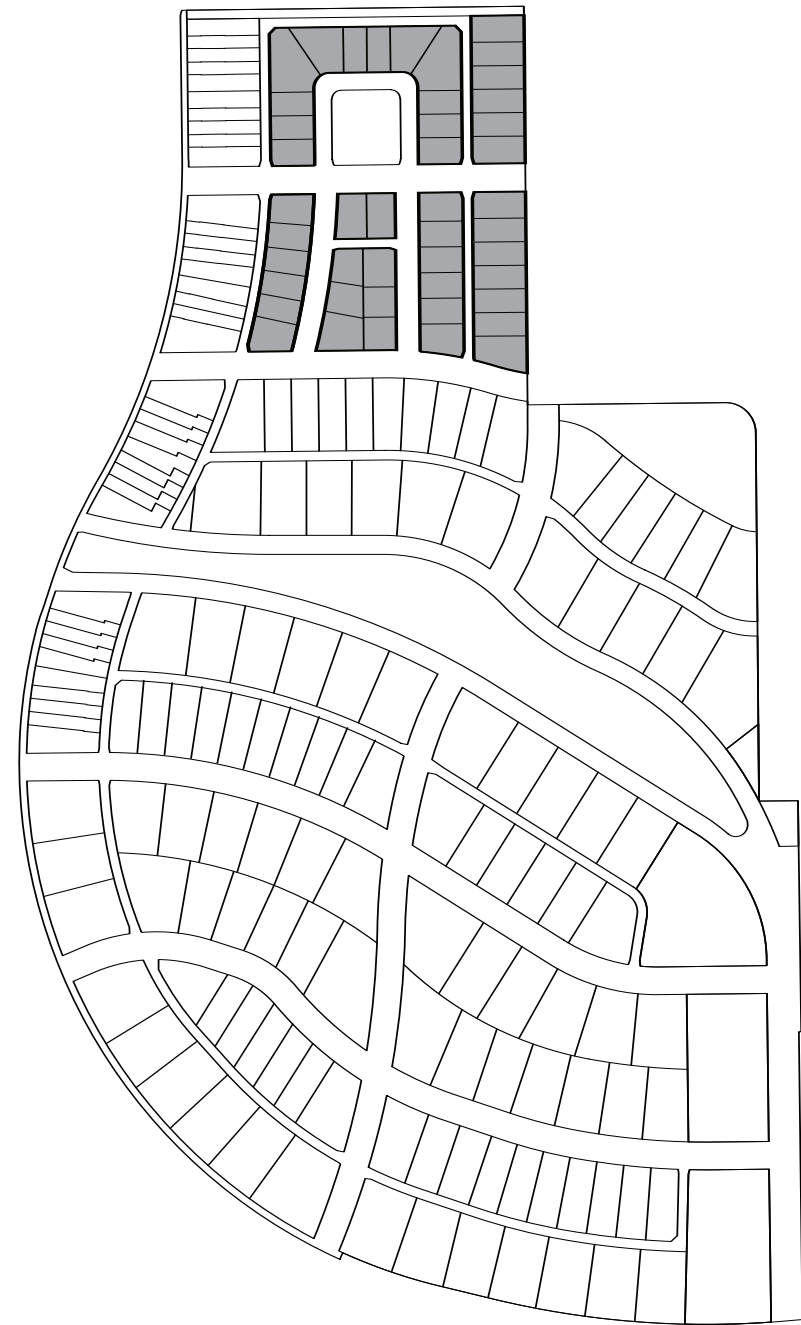
NEIGHBORHOOD 6



LOT LEGEND	
C	- COTTAGE
P	- PARK
V	- VILLAGE
M	- MANOR
CU	- CUSTOM
G/B	- GARDEN/BUNGALOW
T	- TOWNHOMES



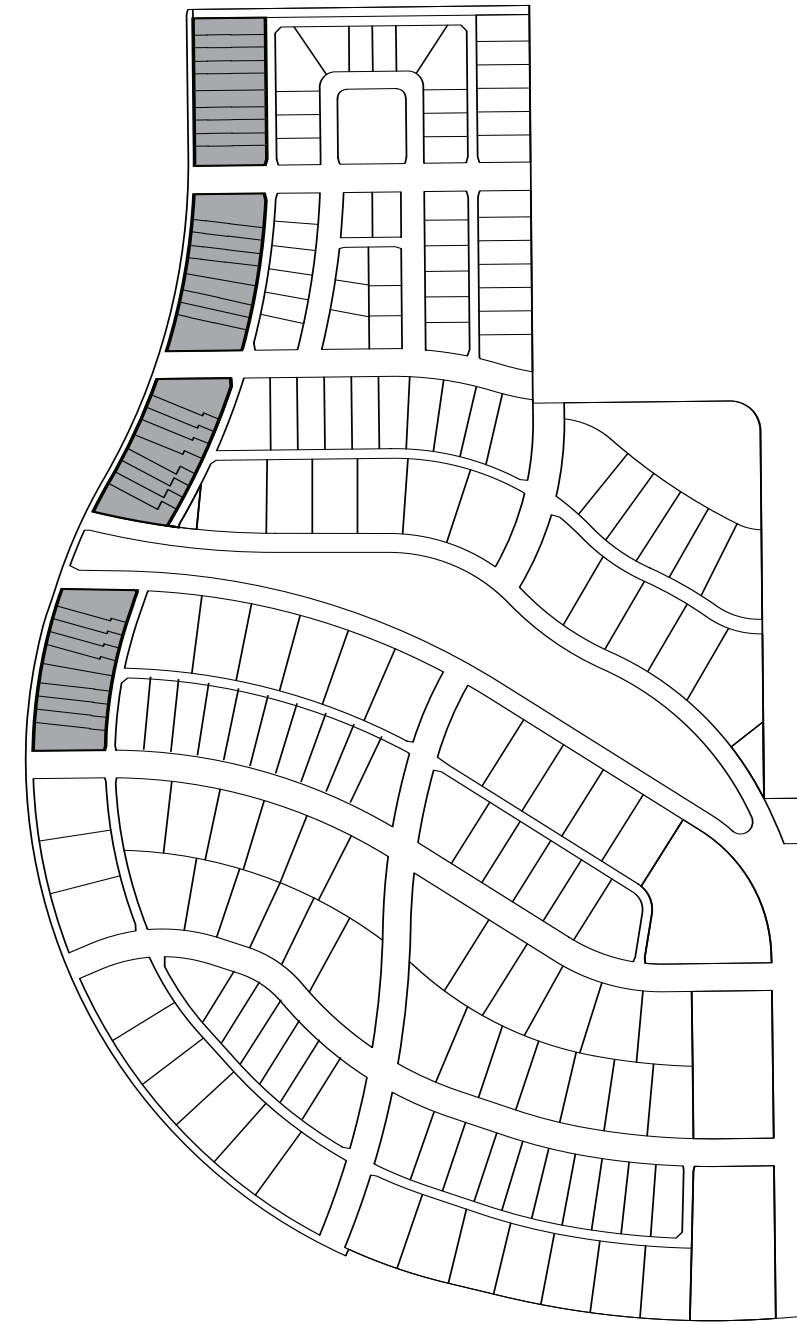
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GARDEN/BUNGALOW



NOT TO SCALE



TOWNHOMES



NOT TO SCALE



COTTAGE LOTS



NOT TO SCALE



PARK LOTS



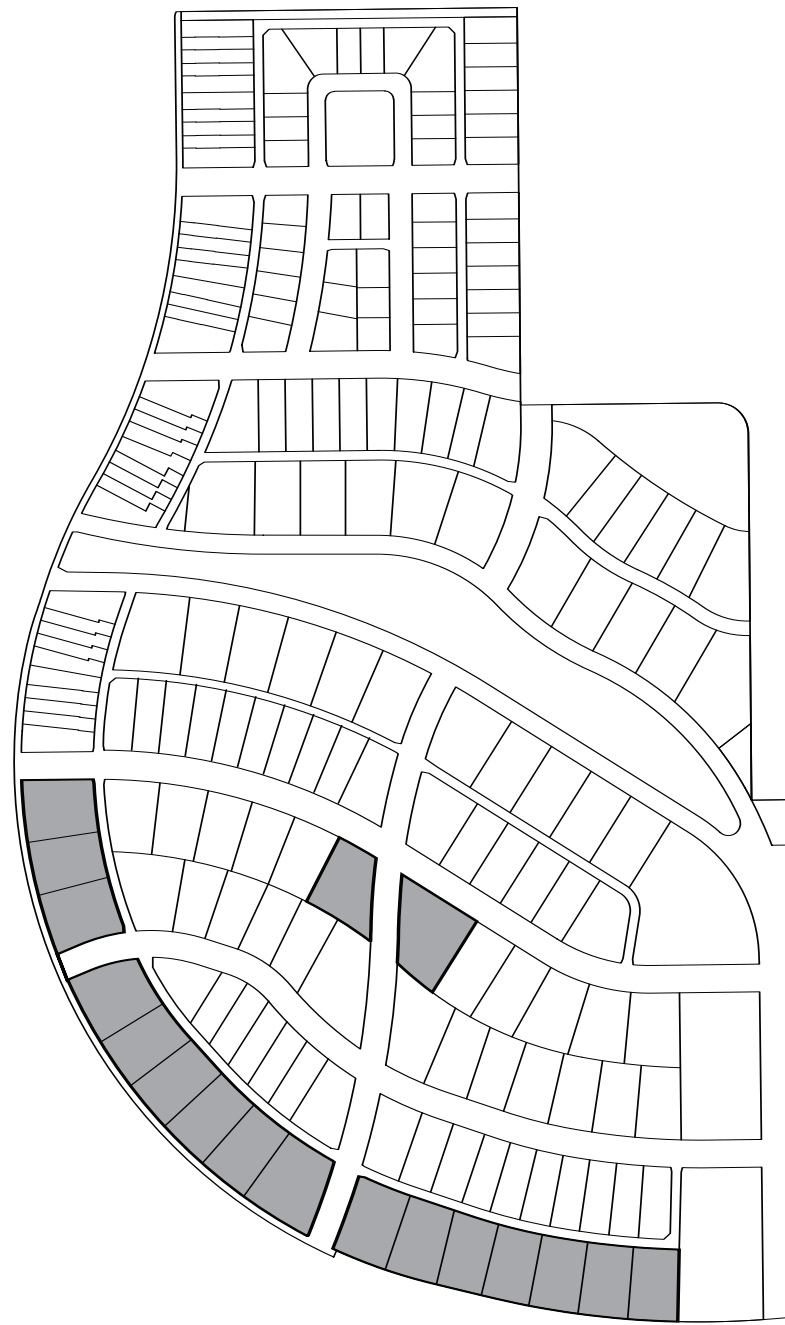
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VILLAGE LOTS



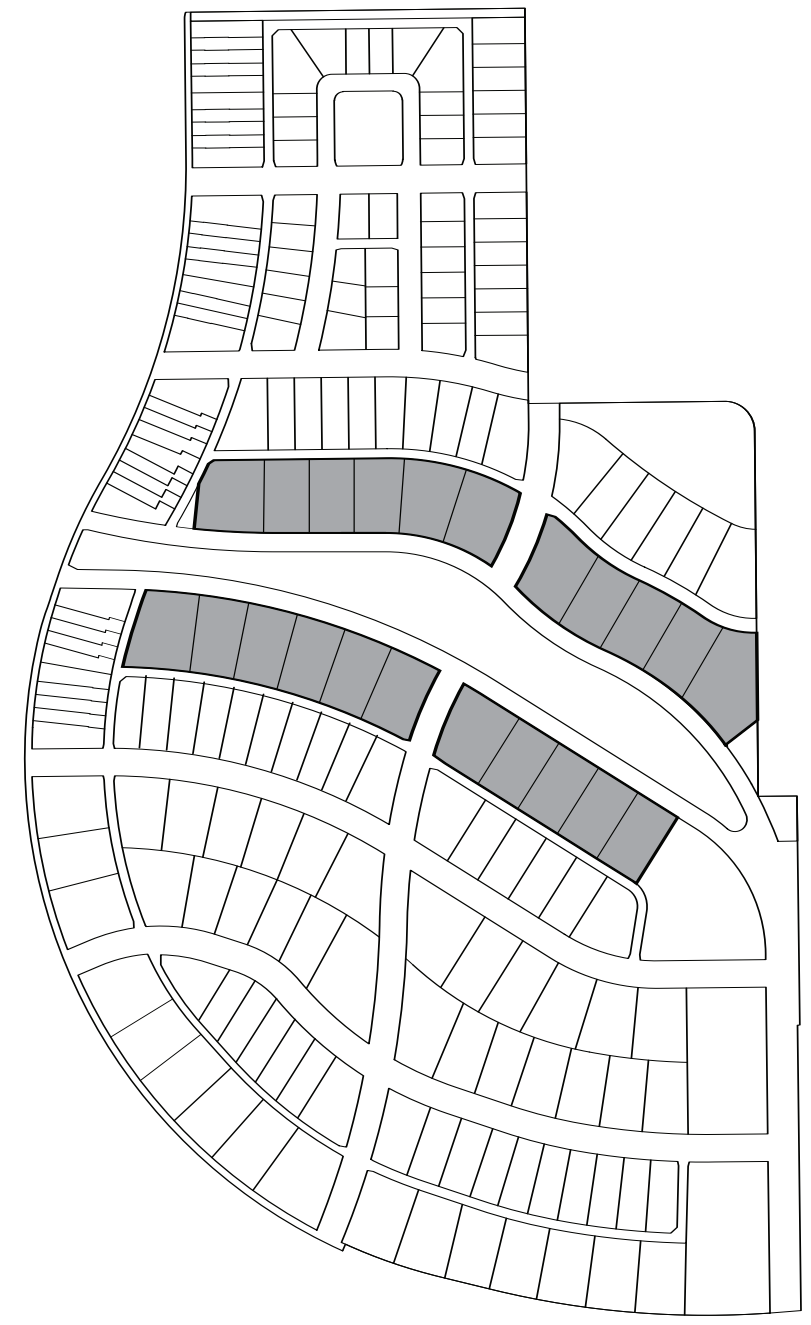
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MANOR LOTS



NOT TO SCALE

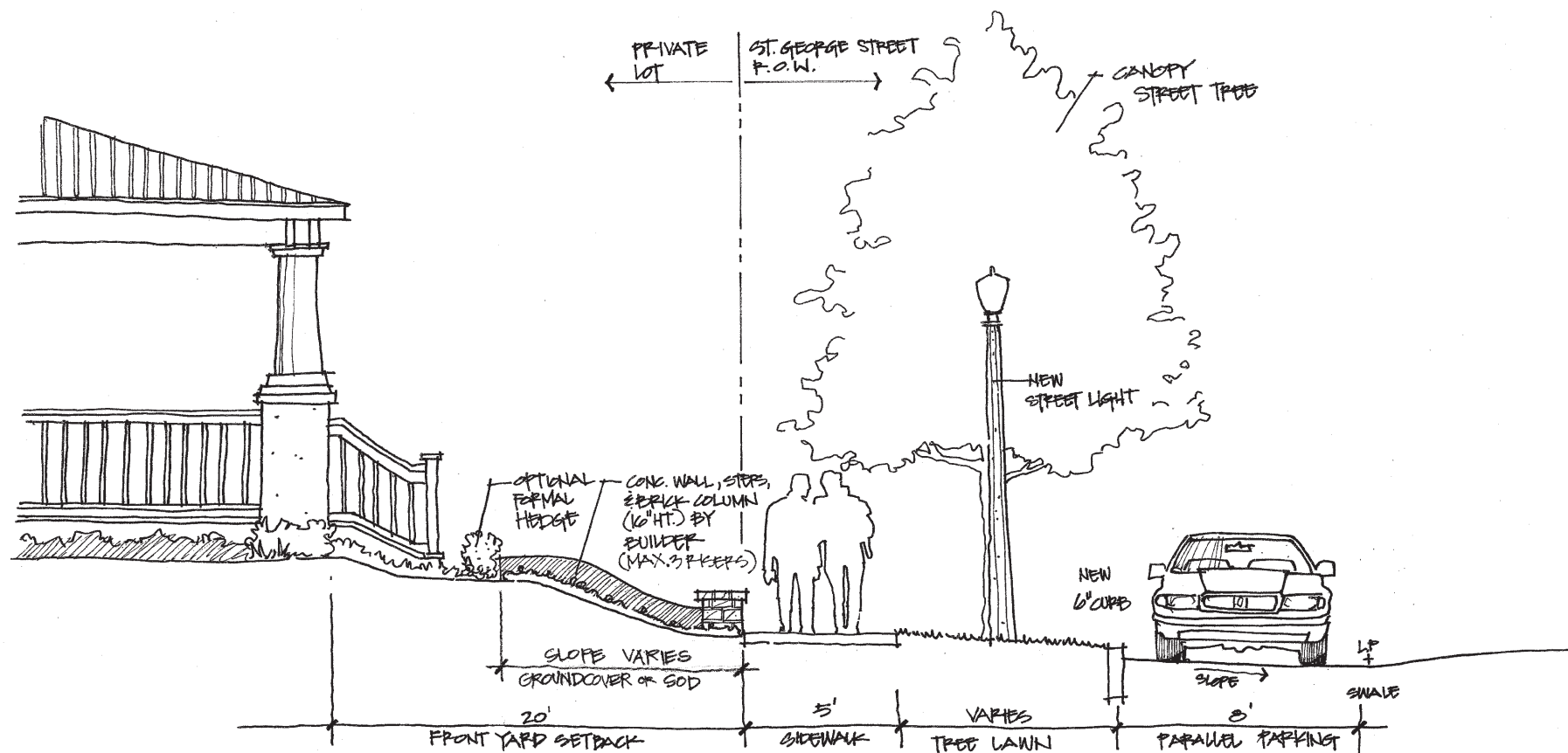
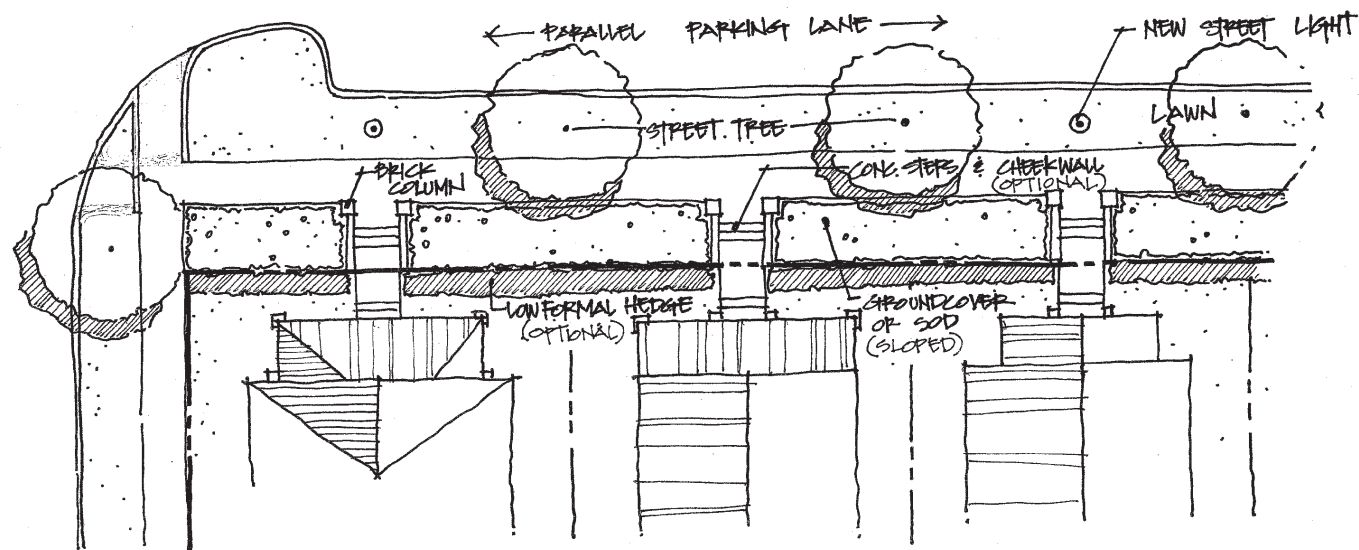


CUSTOM LOTS



NOT TO SCALE

S T. G E O R G E S T.



Refer to the sections in the Development Standards Matrix for setbacks and property development along St. George Street.

The residential lots along St. George Street are elevated to direct stormwater runoff into the Baldwin Park Stormwater Management System. To address this elevation change between the lots and the St. George Street sidewalk a combination of hard and soft edge treatments are proposed. As shown, the individual Owners may choose from a variety of treatments (groundcover vs sod; optional hedge; optional wall).

The individual Owner provides all landscape and hardscape improvements on the private lot in accordance with this edge treatment and the Landscape Guidelines.

Lot Number	Lot Type	Front Yard Setback	Max. Front Yard Encroachment	Left Side Setback	Right Side Setback	Rear Yard Setback	Rear Alley Setback	Special Lot Conditions
970	Manor	20'	10'	10'	5'	n/a	3'	Refer to Note 5
971	Manor	20'	10'	5'	5'	n/a	3'	Refer to Note 5
972	Manor	20'	10'	5'	10'	n/a	3'	Refer to Note 5
973	Manor	20'	10'	10'	5'	n/a	3'	Locate garage at Right Side and Rear Yard Setbacks. Refer to Note 5.
974	Manor	20'	10'	5'	5'	n/a	3'	
975	Manor	20'	10'	5'	5'	n/a	3'	
976	Manor	20'	10'	5'	5'	n/a	3'	
977	Manor	20'	10'	5'	5'	n/a	3'	
978	Manor	20'	10'	5'	10'	n/a	3'	
979	Manor	20'	10'	10'	5'	n/a	3'	
980	Manor	20'	10'	5'	5'	n/a	3'	
981	Manor	20'	10'	5'	5'	n/a	3'	
982	Manor	20'	10'	5'	5'	n/a	3'	
983	Manor	20'	10'	5'	5'	n/a	3'	Refer to Note 5
984	Manor	20'	10'	5'	5'	n/a	3'	Refer to Note 5
985	Manor	20'	10'	5'	5'	n/a	3'	Main Body shall be 2 story. Refer to Note 5.
986								Multi-Family Parcel. Refer to Parcel Specific Master Plan.
987	Cottage	7'	0'	5'	5'	n/a	3'	Main Body shall be 2 story. Build to Front Yard Setback. Refer to Note 5.
988	Cottage	15'	8'	5'	5'	n/a	3'	
989	Cottage	15'	8'	5'	5'	n/a	3'	
990	Cottage	15'	8'	5'	5'	n/a	3'	
991	Cottage	15'	8'	5'	5'	n/a	3'	
992	Cottage	15'	8'	5'	5'	n/a	3'	
993	Cottage	15'	8'	5'	5'	n/a	3'	
994	Park	15'	8'	5'	5'	n/a	3'	
995	Park	15'	8'	5'	5'	n/a	3'	
996	Park	15'	8'	5'	10'	n/a	3'	Main Body shall orient to Anissa Avenue. Refer to Note 5.
997	Cottage	7'	0'	10'	5'	n/a	3'	Main Body shall be 2 story and orient to Anissa Avenue. Build to Front Yard Setback. Refer to Note 2. Refer to Note 5.
998	Cottage	7'	0'	5'	5'	n/a	3'	Build to Front Yard Setback. Refer to Note 2. Refer to Note 5.
999	Cottage	7'	0'	5'	5'	n/a	3'	Build to Front Yard Setback. Refer to Note 2. Refer to Note 5.
1000	Cottage	7'	0'	5'	5'	n/a	3'	Build to Front Yard Setback. Refer to Note 2. Refer to Note 5.
1001	Cottage	7'	0'	5'	5'	n/a	3'	Build to Front Yard Setback. Refer to Note 2. Refer to Note 5.
1002	Cottage	7'	0'	5'	5'	n/a	3'	Build to Front Yard Setback. Refer to Note 2. Refer to Note 5.
1003	Park	7'	0'	5'	5'	5'	n/a	Build to Front Yard Setback. Garage shall face the alley at Rear Alley Setback.
1004	Cottage	15'	8'	5'	5'	5'	n/a	Front Facing Garage allowed with driveway access along Left Side.
1005	Cottage	15'	8'	5'	5'	5'	n/a	Front Facing Garage allowed with driveway access along Left Side. Refer to Note 6.
1006	Cottage	15'	8'	5'	5'	5'	n/a	Front Facing Garage allowed with driveway access along Left Side.
1007	Cottage	15'	8'	5'	5'	5'	n/a	Front Facing Garage allowed with driveway access along Left Side.
1008	Park	15'	8'	5'	10'	5'	n/a	Main Body shall be 2 story and orient to Anissa Avenue. Build house parallel to Robin Road. Front Facing Garage allowed with driveway access along Left Side. Private Zone Screening Treatment Required. Refer to Note 1. Feature landscaping required on left side.
1009	Park	15'	8'	10'	5'	5'	n/a	Main body shall orient to Anissa Avenue. Front Facing Garage allowed with driveway access along Right Side. Private Zone Screening Treatment Required. Refer to Note 1.
1010	Park	15'	8'	5'	5'	5'	n/a	Front Facing Garage allowed with driveway access along Right Side.
1011	Park	15'	8'	5'	5'	5'	n/a	Front Facing Garage allowed with driveway access along Right Side.
1012	Park	15'	8'	5'	5'	5'	n/a	Front Facing Garage allowed with driveway access along Right Side. Refer to Note 5.

Lot Number	Lot Type	Front Yard Setback	Max. Front Yard Encroachment	Left Side Setback	Right Side Setback	Rear Yard Setback	Rear Alley Setback	Special Lot Conditions
1013	Park	15'	8'	5'	5'	5'	n/a	Front Facing Garage allowed with driveway access along Right Side. Refer to Note 5.
1014	Park	15'	8'	5'	5'	5'	n/a	Front Facing Garage allowed with driveway access along Right Side. Refer to Note 5.
1015	Park	7'	0'	5'	5'	5'	n/a	Main Body shall be 2 story. Build to Front Yard Setback. Front Facing Garage allowed with driveway access along Right Side. Refer to Note 5.
1016								Multi-Family Parcel. Refer to Parcel Specific Master Plan.
1017	Village	7'	0'	5'	5'	5'	n/a	Main Body shall be 2 story. Build to Front Yard Setback. Front Facing Garage allowed with driveway access along Left Side.
1018	Village	15'	8'	5'	5'	5'	n/a	Front Facing Garage allowed with driveway access along Left Side. Refer to Note 5.
1019	Village	15'	8'	5'	5'	5'	n/a	Front Facing Garage allowed with driveway access along Left Side.
1020	Village	15'	8'	5'	5'	5'	n/a	Front Facing Garage allowed with driveway access along Left Side.
1021	Village	15'	8'	5'	5'	5'	n/a	Front Facing Garage allowed with driveway access along Left Side.
1022	Manor	17'	10'	5'	10'	5'	n/a	Main Body shall orient to Wardell Place. Front Facing Garage allowed with driveway access along Left Side. Private Zone Screening Treatment Required. Refer to Note 1.
1023	Manor	17'	10'	10'	5'	5'	n/a	Main Body shall orient to Wardell Place. Front Facing detached Garage required with driveway access along Right Side. Private Zone Screening Treatment Required. Refer to Note 1. Refer to Note 5.
1024	Village	15'	8'	5'	5'	5'	n/a	Front Facing Garage allowed with driveway access along Right Side. Refer to Note 5.
1025	Park	15'	8'	5'	5'	5'	n/a	Front Facing Garage allowed with driveway access along Right Side. Refer to Note 5.
1026	Park	15'	8'	5'	5'	5'	n/a	Front Facing Garage allowed with driveway access along Right Side. Refer to Note 5.
1027	Village	15'	8'	5'	5'	5'	n/a	Front Facing Garage allowed with driveway access along Right Side. Refer to Note 5.
1028	Village	7'	0'	5'	5'	5'	n/a	Build to Front Yard Setback. Garage shall face alley at Rear Alley Setback. Refer to Note 5. Refer to Note 7.
1029	Cottage	7'	0'	5'	5'	n/a	3'	Main Body shall be 2 story. Build to Front Yard Setback. Refer to Note 5.
1030	Cottage	15'	8'	5'	5'	n/a	3'	Refer to Note 5
1031	Cottage	15'	8'	5'	5'	n/a	3'	Refer to Note 5
1032	Cottage	15'	8'	5'	5'	n/a	3'	Refer to Note 5
1033	Cottage	15'	8'	5'	5'	n/a	3'	Refer to Note 5
1034	Cottage	15'	8'	5'	5'	n/a	3'	Refer to Note 5
1035	Cottage	15'	8'	5'	5'	n/a	3'	Refer to Note 5
1036	Cottage	15'	8'	5'	5'	n/a	3'	Refer to Note 5.
1037	Village	15'	8'	10'	5'	n/a	3'	Main Body shall be 2 story and orient to Wardell Place. Refer to Note 5.
1038	Village	15'	8'	5'	5'	n/a	3'	
1039	Village	15'	8'	5'	5'	n/a	3'	
1040	Village	15'	8'	5'	5'	n/a	3'	
1041	Village	15'	8'	5'	5'	n/a	3'	
1042	Village	15'	8'	5'	5'	n/a	3'	Main Body shall be 2 story. Refer to Note 5.
1043								Multi-Family Parcel. Refer to Parcel Specific Master Plan.
1044	Custom	20'	10'	7.5	7.5	n/a	3'	Main Body shall be 2 story.
1045	Custom	20'	10'	7.5	7.5	n/a	3'	
1046	Custom	20'	10'	7.5	7.5	n/a	3'	
1047	Custom	20'	10'	7.5	7.5	n/a	3'	
1048	Custom	20'	10'	7.5	10'	n/a	3'	Main Body shall be 2 story and orient to Meeting Place. Refer to Note 5.
1049	Custom	20'	10'	10'	7.5'	n/a	3'	Main Body shall be 2 story and orient to Meeting Place. Refer to Note 5.
1050	Custom	20'	10'	7.5'	7.5'	n/a	3'	
1051	Custom	20'	10'	7.5'	7.5'	n/a	3'	
1052	Custom	20'	10'	7.5'	7.5'	n/a	3'	
1053	Custom	20'	10'	7.5'	7.5'	n/a	3'	
1054	Custom	20'	10'	7.5'	7.5'	n/a	3'	Refer to Note 5.
1055	Townhome	15'	8'	5'	0'	n/a	3'	Refer to Note 5

Lot Number	Lot Type	Front Yard Setback	Max. Front Yard Encroachment	Left Side Setback	Right Side Setback	Rear Yard Setback	Rear Alley Setback	Special Lot Conditions
1056	Townhome	15'	8'	0'	0'	n/a	3'	Refer to Note 5
1057	Townhome	15'	8'	0'	0'	n/a	3'	Refer to Note 5
1058	Townhome	15'	8'	0'	0'	n/a	3'	Refer to Note 5
1059	Townhome	15'	8'	0'	5'	n/a	3'	Provide minimum building separation of 10'. Refer to Note 5.
1060	Townhome	15'	8'	5'	0'	n/a	3'	Provide minimum building separation of 10'. Refer to Note 5.
1061	Townhome	15'	8'	0'	0'	n/a	3'	Refer to Note 5
1062	Townhome	15'	8'	0'	0'	n/a	3'	Refer to Note 5
1063	Townhome	15'	8'	0'	0'	n/a	3'	Refer to Note 5
1064	Townhome	15'	8'	0'	5'	n/a	3'	Refer to Note 5
1065	Custom	10'	0'	7.5'	7.5'	n/a	3'	Build to Front Yard Setback. Refer to Note 5.
1066	Custom	20'	10'	7.5'	7.5'	n/a	3'	
1067	Custom	20'	10'	7.5'	7.5'	n/a	3'	
1068	Custom	20'	10'	7.5'	7.5'	n/a	3'	
1069	Custom	20'	10'	7.5'	7.5'	n/a	3'	
1070	Custom	20'	10'	7.5'	10'	n/a	3'	Main Body shall orient to Meeting Place. Refer to Note 5.
1071	Custom	20'	10'	10'	7.5	n/a	3'	Main Body shall orient to Meeting Place. Provide feature landscaping to buffer alley views at Left Side and Rear Alley Setbacks. Refer to Note 5.
1072	Custom	20'	10'	7.5	7.5	n/a	3'	
1073	Custom	20'	10'	7.5	7.5	n/a	3'	
1074	Custom	20'	10'	7.5	7.5	n/a	3'	
1075	Custom	20'	10'	7.5	10'	20'	3'	Main Body shall orient to Meeting Place. Custom Lot Exception may apply. Locate garage at Left Side and Rear Alley Setback. Private Zone Screening Treatment Required. Refer to Note 1. Refer to Note 5.
1076	Cottage	10'	0'	20'	5'	n/a	3'	Main Body shall orient to Park. Build to Front Yard Setback. Provide feature landscaping at Left Rear Setback to buffer alley views. Private Zone Screening Treatment Required. Refer to Note 1. Refer to Note 5.
1077	Cottage	10'	0'	5'	5'	n/a	3'	Main Body shall orient to Park. Build to Front Yard Setback. Refer to Note 5.
1078	Park	10'	0'	5'	5'	n/a	3'	Main Body shall orient to Park. Build to Front Yard Setback. Refer to Note 5.
1079	Park	10'	0'	5'	5'	n/a	3'	Main Body shall orient to Park. Build to Front Yard Setback.
1080	Park	10'	0'	5'	5'	n/a	3'	Main Body shall orient to Park. Build to Front Yard Setback.
1081	Park	8'	0'	5'	10'	n/a	3'	Main Body shall orient to Park. Build to Front Yard Setback. Provide feature landscaping to buffer alley views. Private Zone Screening Treatment Required. Refer to Note 1. Refer to Note 5.
1082	Cottage	15'	8'	10'	5'	n/a	3'	Main Body shall be 2 story and orient to Oak Street. Provide wrap around porch on Left Side. Refer to Note 5.
1083	Cottage	15'	8'	5'	5'	n/a	3'	Refer to Note 5
1084	Cottage	15'	8'	5'	5'	n/a	3'	Refer to Note 5
1085	Cottage	15'	8'	5'	5'	n/a	3'	Main Body shall be 2 story. Refer to Note 5.
1086	Cottage	15'	8'	5'	5'	n/a	3'	Refer to Note 5
1087	Cottage	15'	8'	5'	5'	n/a	3'	
1088	Cottage	15'	8'	5'	5'	n/a	3'	
1089	Cottage	15'	8'	5'	5'	n/a	3'	Main Body shall be 2 story.
1090	Cottage	15'	8'	5'	5'	n/a	3'	
1091	Cottage	15'	8'	5'	5'	n/a	3'	Refer to Note 5
1092	Townhome	15'	8'	0'	10'	n/a	3'	Refer to Note 5
1093	Townhome	15'	8'	0'	0'	n/a	3'	Refer to Note 5
1094	Townhome	15'	8'	0'	0'	n/a	3'	Refer to Note 5
1095	Townhome	15'	8'	0'	0'	n/a	3'	Refer to Note 5
1096	Townhome	15'	8'	5'	0'	n/a	3'	Provide minimum building separation of 10'. Refer to Note 5.
1097	Townhome	15'	8'	0'	5'	n/a	3'	Provide minimum building separation of 10'. Refer to Note 5.
1098	Townhome	15'	8'	0'	0'	n/a	3'	Refer to Note 5

Lot Number	Lot Type	Front Yard Setback	Max. Front Yard Encroachment	Left Side Setback	Right Side Setback	Rear Yard Setback	Rear Alley Setback	Special Lot Conditions
1099	Townhome	15'	8'	0'	0'	n/a	3'	Refer to Note 5
1100	Townhome	15'	8'	5'	0'	n/a	3'	Refer to Note 5
1101	Townhome	15'	8'	0'	5'	n/a	3'	Refer to Note 5
1102	Townhome	15'	8'	0'	0'	n/a	3'	Refer to Note 5
1103	Townhome	15'	8'	0'	0'	n/a	3'	Refer to Note 5
1104	Townhome	15'	8'	5'	0'	n/a	3'	Provide minimum building separation of 10'. Refer to Note 5.
1105	Townhome	15'	8'	0'	5'	n/a	3'	Provide minimum building separation of 10'. Refer to Note 5.
1106	Townhome	15'	8'	0'	0'	n/a	3'	Refer to Note 5
1107	Townhome	15'	8'	0'	0'	n/a	3'	Refer to Note 5
1108	Townhome	15'	8'	0'	0'	n/a	3'	Refer to Note 5
1109	Townhome	15'	8'	10'	0'	n/a	3'	Refer to Note 5
1110	Townhome	15'	8'	0'	10'	n/a	3'	
1111	Townhome	15'	8'	0'	0'	n/a	3'	
1112	Townhome	15'	8'	0'	0'	n/a	3'	
1113	Townhome	15'	8'	0'	0'	n/a	3'	
1114	Townhome	15'	8'	5'	0'	n/a	3'	Provide minimum building separation of 10'.
1115	Townhome	15'	8'	0'	5'	n/a	3'	Provide minimum building separation of 10'.
1116	Townhome	15'	8'	0'	0'	n/a	3'	
1117	Townhome	15'	8'	0'	0'	n/a	3'	
1118	Townhome	15'	8'	0'	0'	n/a	3'	
1119	Townhome	15'	8'	5'	0'	n/a	3'	Side Street Wall Treatment Required. Refer to Note 4. Glenridge Way Treatment Required. Refer to Note 3.
1120	Garden/Bungalow	5'	0'	5'	3'	n/a	3'	Main Body shall be 2 story and orient to Kemper Avenue. Build to Front Yard and Left Side Setbacks. Refer to Note 5.
1121	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	Build to Front Yard Setback. Refer to Note 5.
1122	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	Build to Front Yard Setback. Refer to Note 5.
1123	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	Build to Front Yard Setback. Refer to Note 5.
1124	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	Build to Front Yard Setback. Refer to Note 5.
1125	Garden/Bungalow	5'	0'	3'	5'	n/a	3'	Main Body shall be 2 story and orient to Kemper Avenue. Build to Front Yard and Right Side Setbacks. Refer to Note 5.
1126	Garden/Bungalow	5'	0'	5'	3'	n/a	3'	Main Body shall be 2 story and orient to Markham Place. Build to Front Yard and Right Yard Setbacks. Refer to Note 5.
1127	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	Build to Front Yard Setback. Refer to Note 5.
1128	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	Build to Front Yard Setback. Refer to Note 5.
1129	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	Main Body shall be 2 story. Build to Front Yard and parallel to Left Side Setback. Main Body shall be parallel to Left Side. Provide feature landscaping on Right Side Setback to buffer alley view. Glenridge Way Treatment Required. Refer to Note 3. Refer to Note 5.
1130	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	Main Body shall be 2 story. Build to Front Yard and parallel to Right Side Setback. Main Body shall be parallel to Right Side. Provide feature landscaping on Left Side Setback to buffer alley view. Glenridge Way Treatment Required. Refer to Note 3. Refer to Note 5.
1131	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	Main Body shall be 2 story. Build to Front Yard Setback. Glenridge Way Treatment Required. Refer to Note 3.
1132	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	Main Body shall be 2 story. Build to Front Yard Setback. Glenridge Way Treatment Required. Refer to Note 3.
1133	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	Main Body shall be 2 story. Build to Front Yard and Left Side Setbacks. Main Body shall be parallel to Left Side. Provide feature landscaping on Right Side Setback to buffer alley view. Glenridge Way Treatment Required. Refer to Note 3. Refer to Note 5.
1134	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	Main Body shall be 2 story. Build to Front Yard and Right Side Setbacks. Main Body shall be parallel to Right Side. Provide feature landscaping on Left Side Setback to buffer alley view. Glenridge Way Treatment Required. Refer to Note 3. Refer to Note 5.
1135	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	Build to Front Yard Setback. Refer to Note 5.
1136	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	Build to Front Yard Setback. Refer to Note 5.
1137	Garden/Bungalow	5'	0'	3'	5'	n/a	3'	Main Body shall be 2 story and orient to Markham Place. Build to Front Yard and Left Side Setbacks. Refer to Note 5.
1138	Garden/Bungalow	5'	0'	5'	3'	n/a	3'	Main Body shall be 2 story and orient to Wilford. Build to Front Yard and Left Side Setbacks. Refer to Note 5.
1139	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	Build to Front Yard Setback. Refer to Note 5.
1140	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	Build to Front Yard Setback. Refer to Note 5.

Lot Number	Lot Type	Front Yard Setback	Max. Front Yard Encroachment	Left Side Setback	Right Side Setback	Rear Yard Setback	Rear Alley Setback	Special Lot Conditions
1141	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	Build to Front Yard Setback. Refer to Note 5.
1142	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	Build to Front Yard Setback. Refer to Note 5.
1143	Garden/Bungalow	5'	0'	3'	5'	n/a	3'	Main Body shall orient to Wilford Place. Build to Front Yard and Right Side Setbacks. Refer to Note 5.
1144	Garden/Bungalow	20'	0'	5'	3'	n/a	3'	Main Body shall be 2 story and orient to St. George Street. Build to Front Yard and Left Side Setbacks. Provide feature landscaping to buffer alley views. Locate garage along Right Side and Rear Alley Setback. Refer to Note 5. St. George Edge Treatment Required.
1145	Garden/Bungalow	20'	0'	3'	3'	n/a	3'	Build to Front Yard Setback. St. George Edge Treatment Required.
1146	Garden/Bungalow	20'	0'	3'	3'	n/a	3'	Build to Front Yard Setback. St. George Edge Treatment Required.
1147	Garden/Bungalow	20'	0'	3'	3'	n/a	3'	Build to Front Yard Setback. St. George Edge Treatment Required.
1148	Garden/Bungalow	20'	0'	3'	3'	n/a	3'	Build to Front Yard Setback. St. George Edge Treatment Required.
1149	Garden/Bungalow	20'	0'	3'	3'	n/a	3'	Build to Front Yard Setback. St. George Edge Treatment Required.
1150	Garden/Bungalow	20'	0'	3'	5'	n/a	3'	Main Body shall be 2 story and orient to St. George Street. Build to Front Yard and Right Side Setbacks. St. George Street Treatment Required.
1151	Garden/Bungalow	20'	0'	5'	3'	n/a	3'	Main Body shall be 2 story and orient to St. George Street. Build to Front Yard and Right Side Setbacks. St. George Street Treatment Required.
1152	Garden/Bungalow	20'	0'	3'	3'	n/a	3'	Build to Front Yard Setback. St. George Edge Treatment Required.
1153	Garden/Bungalow	20'	0'	3'	3'	n/a	3'	Build to Front Yard Setback. St. George Edge Treatment Required.
1154	Garden/Bungalow	20'	0'	3'	3'	n/a	3'	Build to Front Yard Setback. St. George Edge Treatment Required.
1155	Garden/Bungalow	20'	0'	3'	3'	n/a	3'	Build to Front Yard Setback. St. George Edge Treatment Required.
1156	Garden/Bungalow	20'	0'	3'	5'	n/a	3'	Main Body shall be 2 story and orient to St. George Street. Build to Front Yard Setback and Left Yard Setback. Glenridge Way Treatment required. Refer to Note 3. St. George Edge Treatment Required.
1157	Garden/Bungalow	5'	0'	3'	5'	5'	n/a	Main Body shall orient and be parallel to Kemper Avenue. Build to Front Yard and Right Side Setbacks. Front Facing Garage allowed with driveway access along Left Side. Provide feature landscaping at Right Side and Rear Yard Setbacks. Refer to Note 5.
1158	Garden/Bungalow	5'	0'	3'	3'	5'	n/a	Build to Front Yard Setback. Front Facing Garage allowed with driveway access along Left Side. Refer to Note 5.
1159	Garden/Bungalow	5'	0'	3'	3'	5'	n/a	Build to Front Yard Setback. Locate garage at Left Side and Rear Yard Setbacks. Front Facing Garage allowed with driveway access along Right Side. Refer to Note 5.
1160	Garden/Bungalow	5'	0'	3'	5'	n/a	3'	Main Body shall be 2 story and orient to Bailey Lane. Build to Front Yard Setback.
1161	Garden/Bungalow	5'	0'	5'	3'	n/a	3'	Main Body shall be 2 story and orient to Bailey Lane. Build to Front Yard Setback.
1162	Garden/Bungalow	5'	0'	3'	3'	5'	n/a	Build to Front Yard Setback. Locate garage at Right Side and Rear Yard Setbacks. Front Facing Garage allowed with driveway access along Left Side. Refer to Note 5.
1163	Garden/Bungalow	5'	0'	3'	3'	5'	n/a	Build to Front Yard Setback. Front Facing Garage allowed with driveway access along Right Side. Refer to Note 5.
1164	Garden/Bungalow	5'	0'	5'	3'	5'	n/a	Main body shall orient to Wilford Avenue. Build to Front Yard and Left Side Setbacks. Front Facing Garage allowed with driveway access along Right Side. Refer to Note 5.
1165	Cottage	7'	0'	5'	10'	n/a	3'	Build to front yard setback. Refer to Note 2. Refer to Note 5.
1166	Cottage	15'	8'	5'	5'	n/a	3'	Refer to Note 5.
1167	Cottage	15'	8'	5'	10'	n/a	3'	Main Body shall be 2 story and orient to Wardell Place. Refer to Note 5.

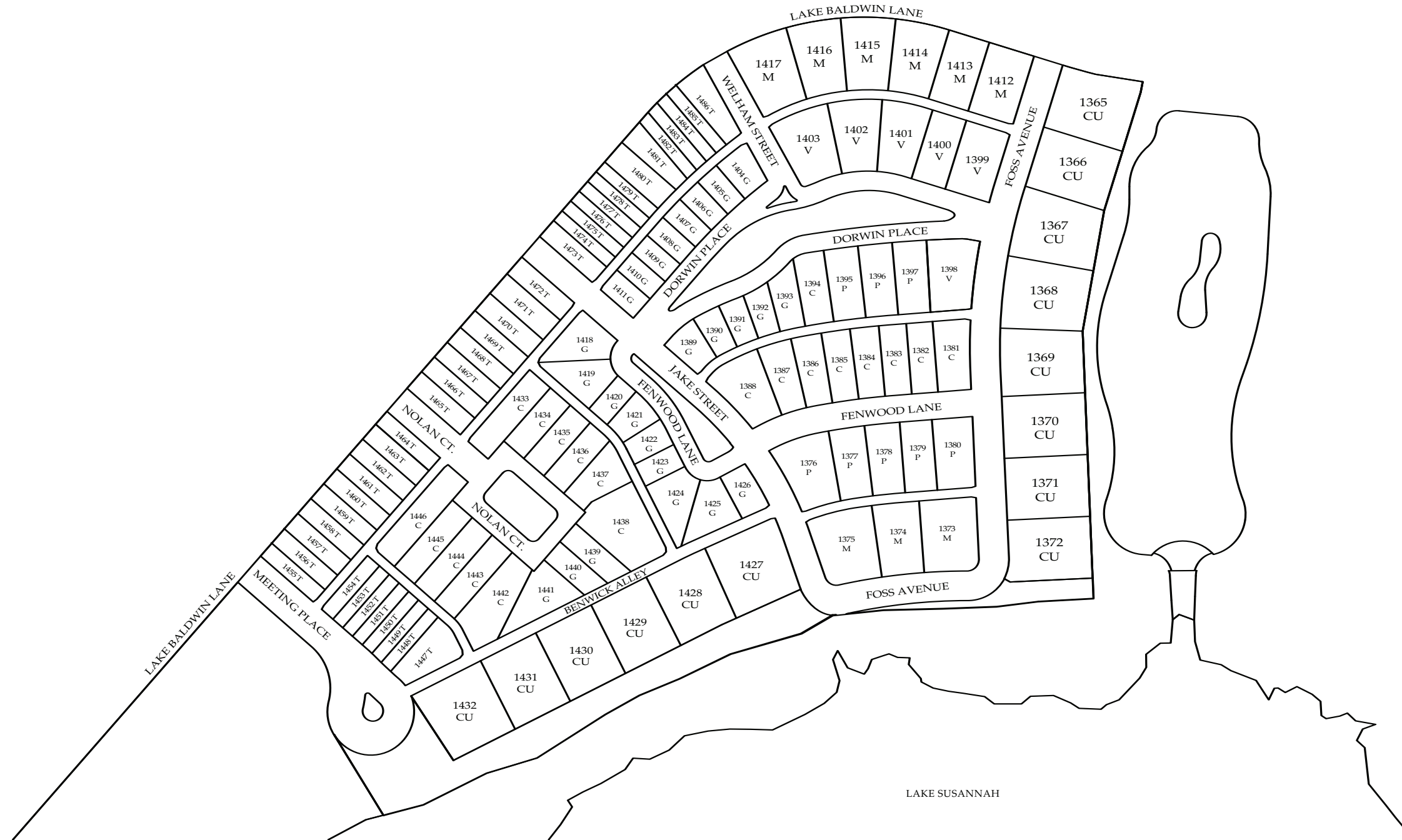
NOTES:

- 1 Private Zone Screening Treatment: Special attention is required for Private Zone screening from Side Street and Rear lot line views. Provide Private Zone fence setback 10' from Side Street. Provide feature landscaping between fence and sidewalk.
- 2 Build to Front Yard Setback Requirement takes precedent over Rear Facing Garage Setback criteria.
- 3 Glenridge Way Treatment: Architectural detailing for elevations facing Glenridge Way shall be consistent with Front Street Elevation for Lot 1119, Lots 1129 through 1134, and Lot 1156.
- 4 Side Street Wall Treatment: Private Zone shall be screened from the side street view. Screening shall be continuous between the Main Body and the garage using a 4'-6" high wall with a 1'-6" high ornamental metal fence on top of the wall.
- 5 Encroachment into the setbacks are allowed due to site geometry constraints. The specific amount of encroachment into each setback shall be determined by the Town Planner.
- 6 For Lot 1005, the accessory structure minimum ground floor side yard setback may be reduced from 5 feet to 3 feet provided, however, the second floor of any such structure shall have a minimum side yard setback of 5 feet. In addition, a single 2-car garage door may be used in lieu of two 1-car garage doors (only if the lanai option is used), with the condition that the single 2-car garage door be detailed to resemble two 1-car garage doors.
- 7 A separate driveway for two off-street parking spaces shall be permitted off the alley; located in the rear half of the property and shall be screened from view to the street with a solid hedge. Provide feature landscaping to buffer alley views.

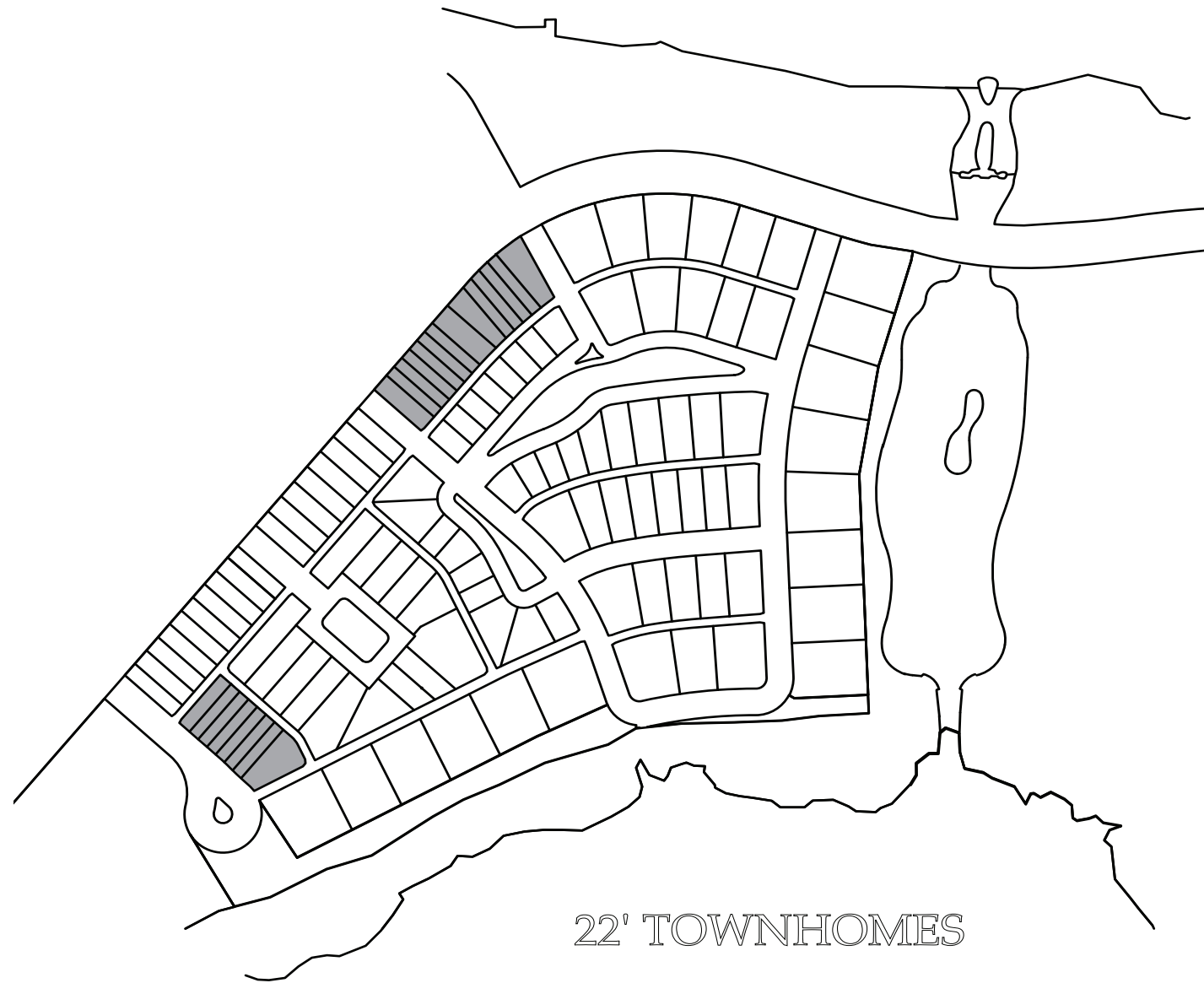
NEIGHBORHOOD 8

LOT LEGEND

- C - COTTAGE
- P - PARK
- V - VILLAGE
- M - MANOR
- CU - CUSTOM
- G/B - GARDEN/BUNGALOW
- T - TOWNHOMES



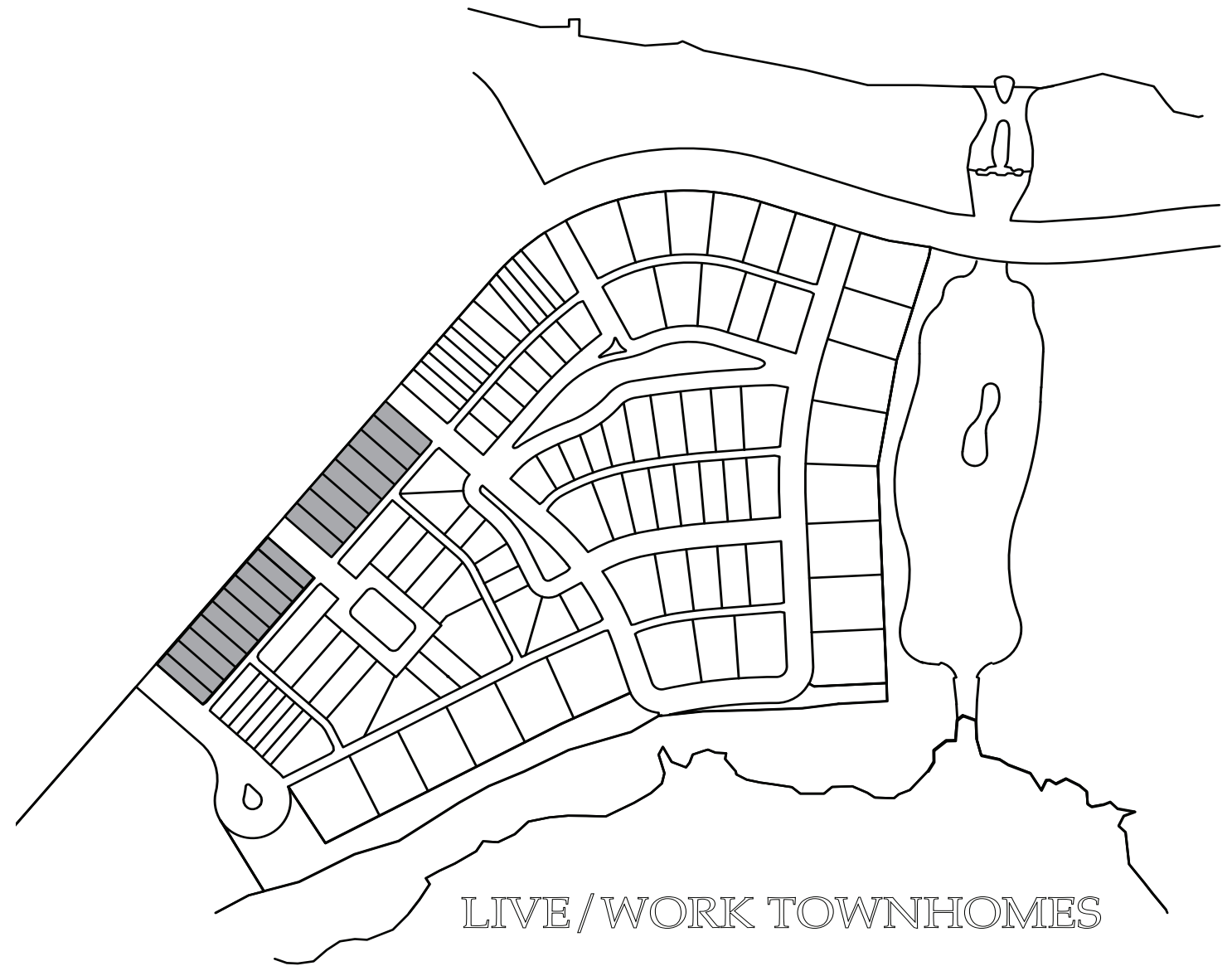
NOT TO SCALE



22' TOWNHOMES



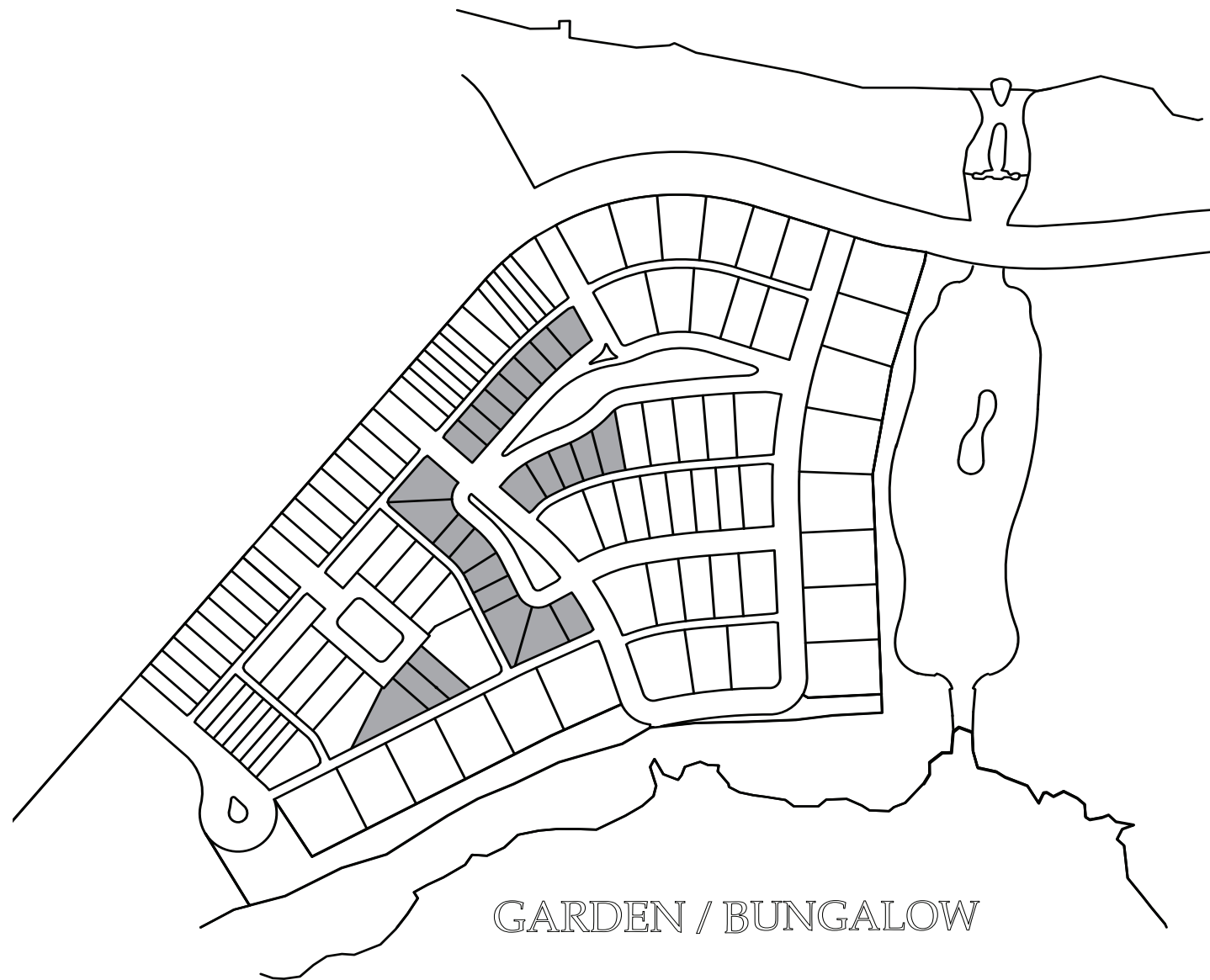
NOT TO SCALE



LIVE / WORK TOWNHOMES



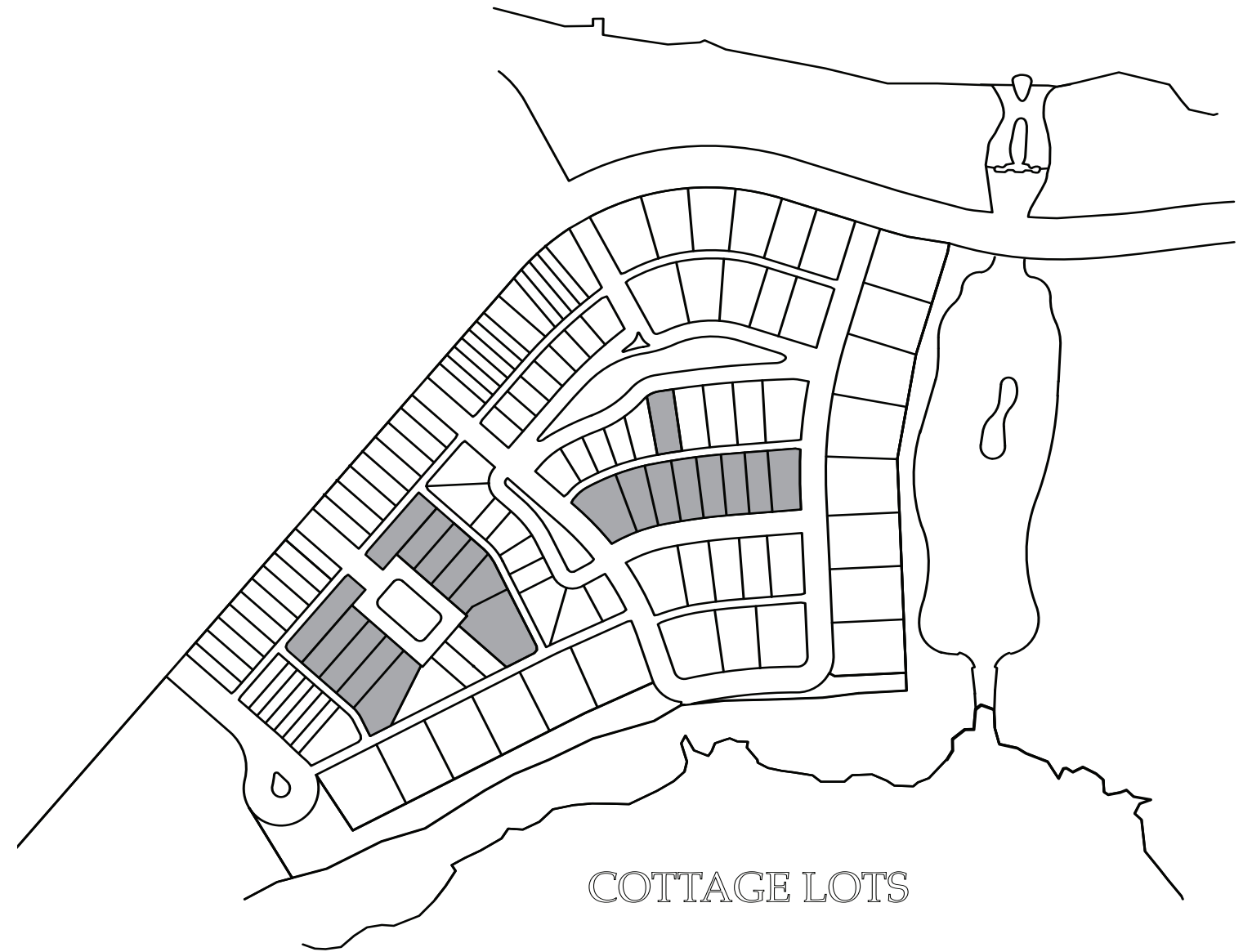
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GARDEN / BUNGALOW



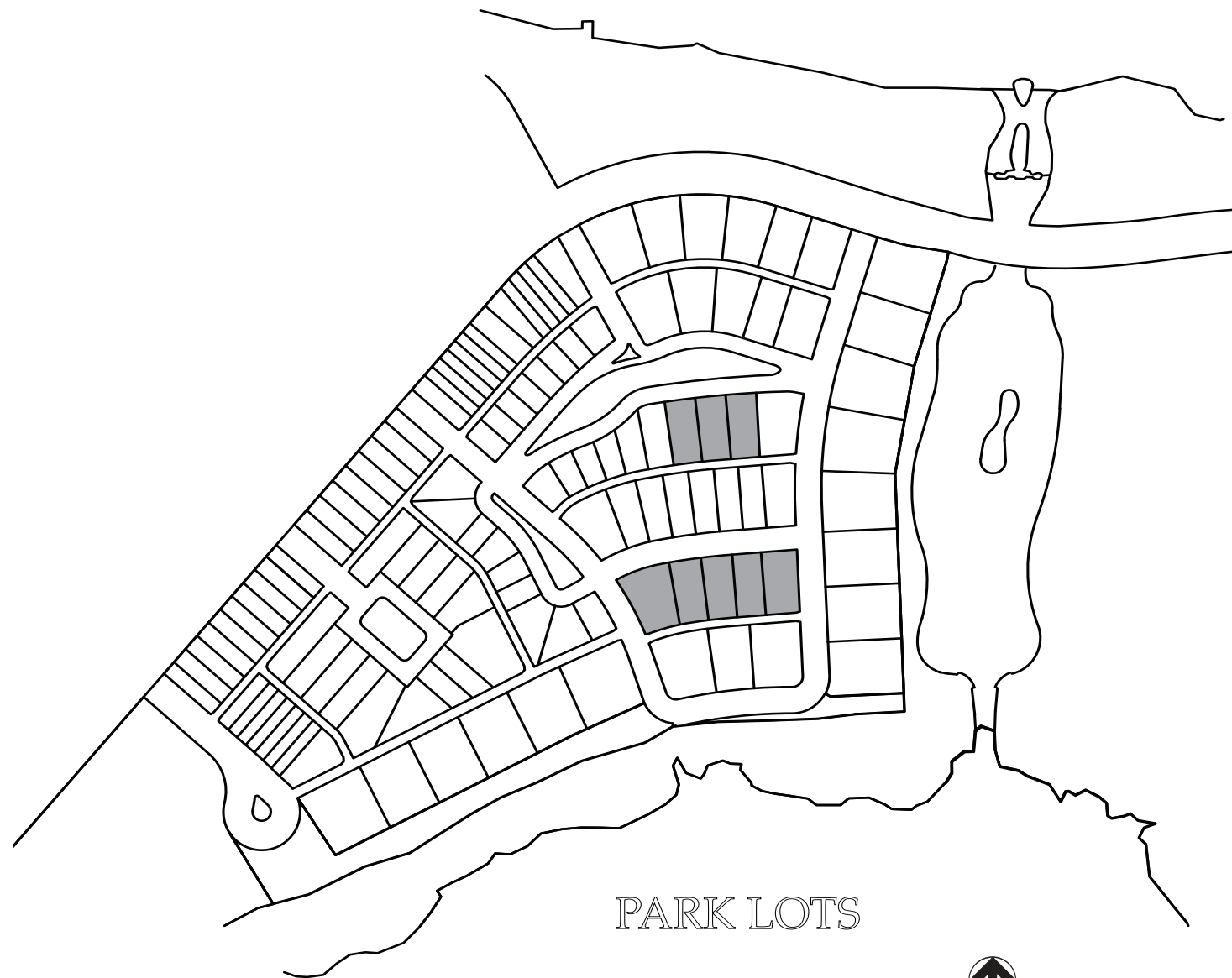
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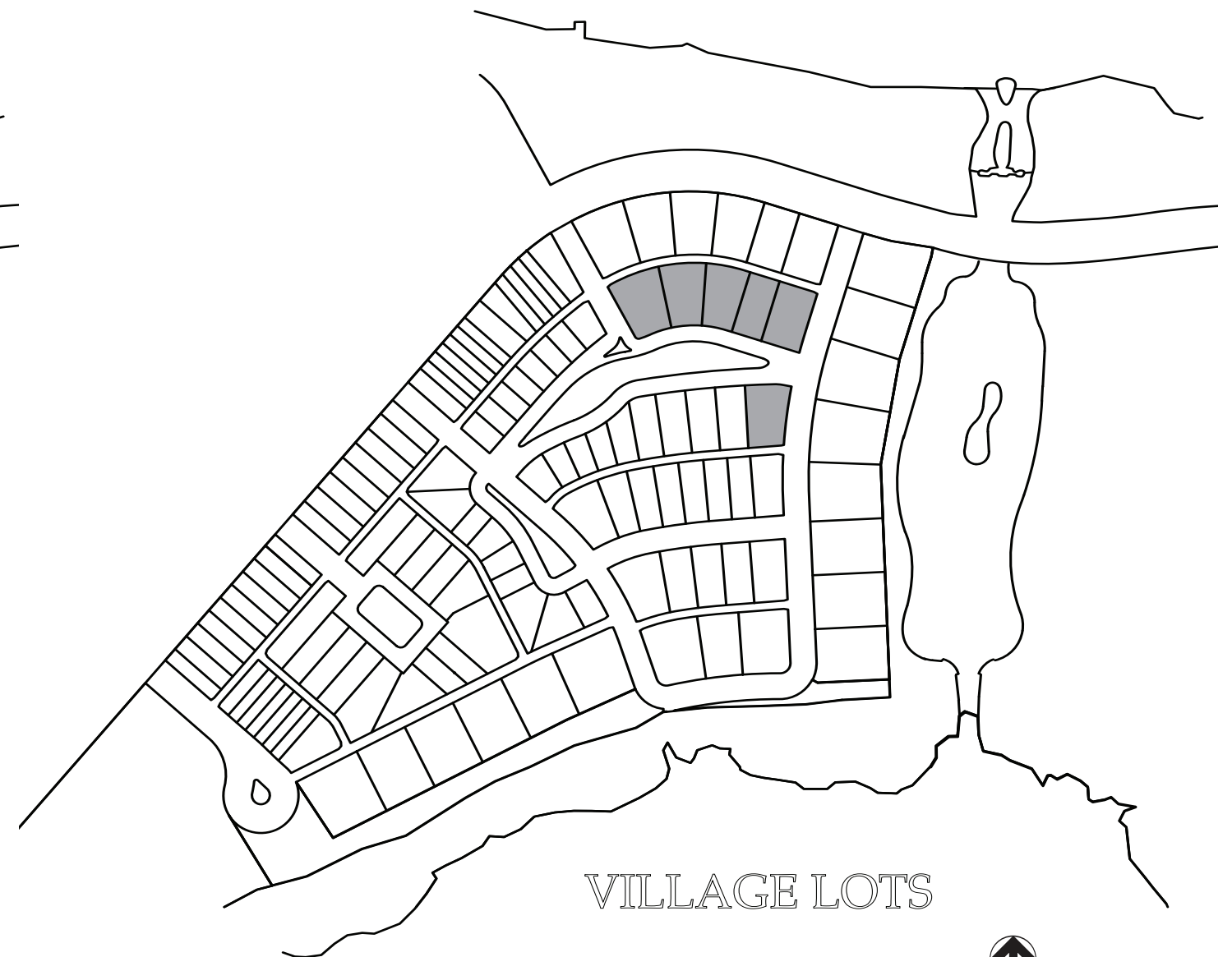
COTTAGE LOTS



NOT TO SCALE

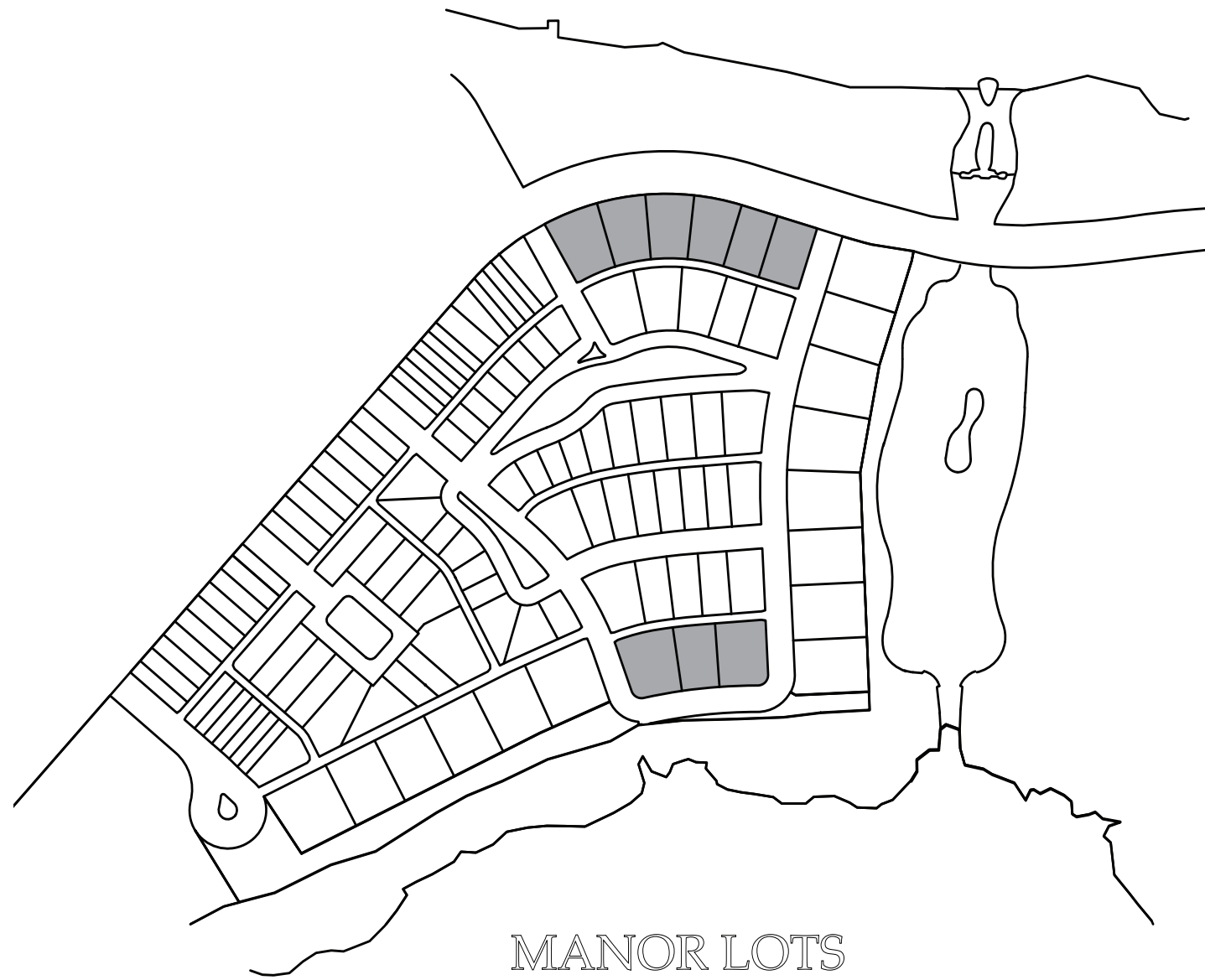


PARK LOTS

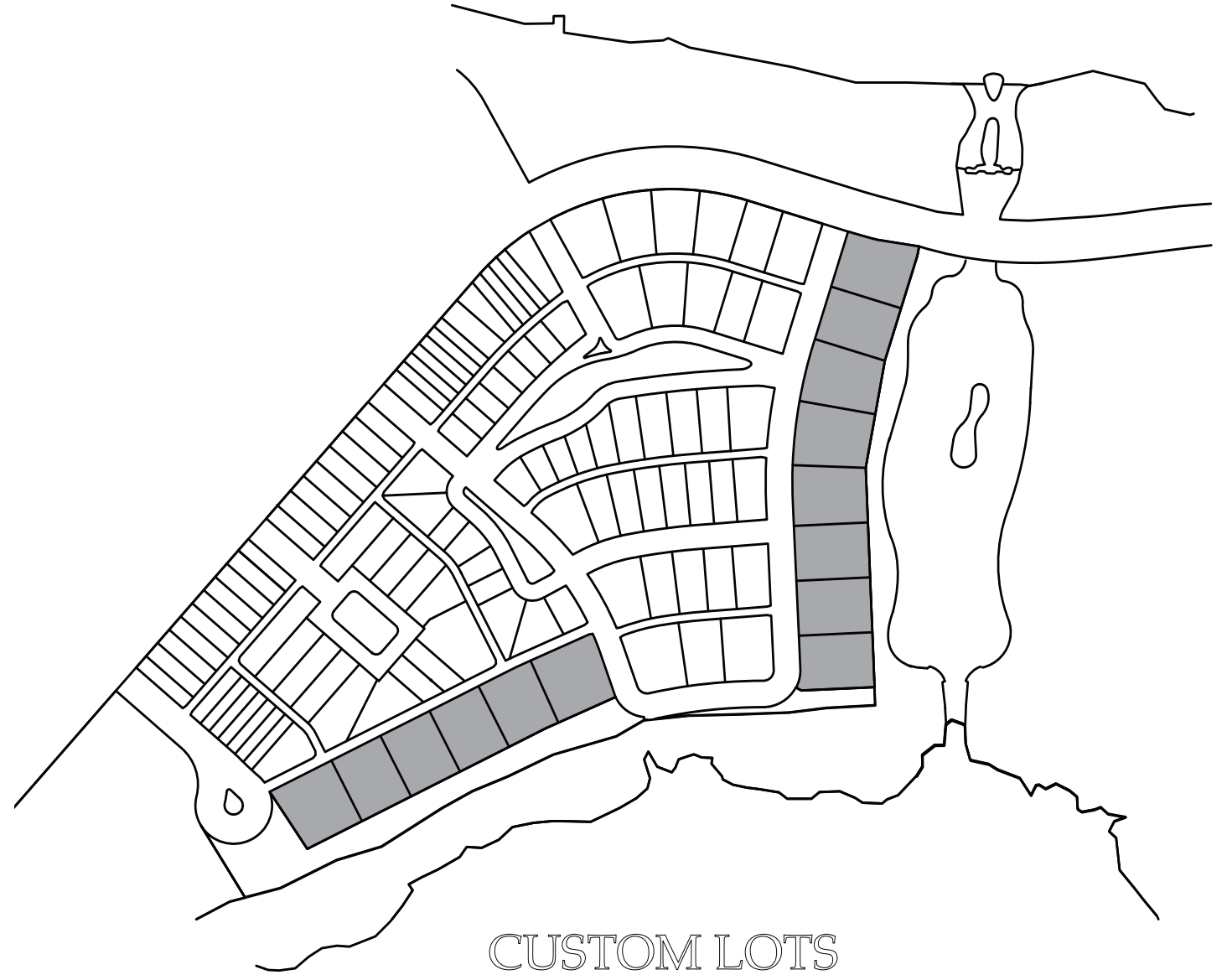


VILLAGE LOTS





NOT TO SCALE



NOT TO SCALE

Lot Number	Lot Type	Front Yard Setback	Max. Front Yard Encroachment	Left Side Setback	Right Side Setback	Rear Yard Setback	Rear Alley Setback	Special Lot Conditions
1365	Custom	25'	10'	15'	7.5'	15'	n/a	Main body shall be 2 story and orient to Foss Avenue. Refer to Custom Special Lot Conditions on page 1.8.9. If Auto Court Option A is selected on this lot, locate garage on the Left Side Setback. A side porch/entrance toward Lake Baldwin Lane is encouraged. See Note 4.
1366	Custom	25'	10'	7.5'	7.5'	15'	n/a	Refer to Custom Special Lot Conditions on page 1.8.9. See Note 4.
1367	Custom	25'	10'	7.5'	7.5'	15'	n/a	Refer to Custom Special Lot Conditions on page 1.8.9. See Note 4.
1368	Custom	25'	10'	7.5'	7.5'	15'	n/a	Refer to Custom Special Lot Conditions on page 1.8.9. See Note 4.
1369	Custom	25'	10'	7.5'	7.5'	15'	n/a	Refer to Custom Special Lot Conditions on page 1.8.9. See Note 4.
1370	Custom	25'	10'	7.5'	7.5'	15'	n/a	Refer to Custom Special Lot Conditions on page 1.8.9. See Note 4.
1371	Custom	25'	10'	7.5'	7.5'	15'	n/a	Refer to Custom Special Lot Conditions on page 1.8.9. The Right Side shall be considered as a Street Side elevation. See Note 4.
1372	Custom	25'	10'	7.5'	7.5'	15'	n/a	Refer to Custom Special Lot Conditions on page 1.8.9. See Note 4.
1373	Manor	20'	10'	5'	10'	n/a	3'	Main Body shall orient to Foss Avenue. Provide an attached garage located at the Right Rear Setback (3' - 5' Alley Setback).
1374	Manor	20'	10'	5'	5'	n/a	3'	
1375	Manor	20'	10'	10'	5'	n/a	3'	Main Body shall orient to Foss Avenue. Provide a wrap around or side porch facing Jake Street. See Note 2.
1376	Park	15'	8'	5'	10'	n/a	3'	Main Body shall orient to Fenwood Lane. See Note 2.
1377	Park	15'	8'	5'	5'	n/a	3'	
1378	Park	15'	8'	5'	5'	n/a	3'	
1379	Park	15'	8'	5'	5'	n/a	3'	
1380	Park	15'	8'	10'	5'	n/a	3'	Main Body shall orient to Fenwood Lane. See Note 2.
1381	Cottage	15'	8'	5'	10'	n/a	3'	Main Body shall orient to Fenwood Lane. See Note 2.
1382	Cottage	15'	8'	5'	5'	n/a	3'	
1383	Cottage	15'	8'	5'	5'	n/a	3'	
1384	Cottage	15'	8'	5'	5'	n/a	3'	
1385	Cottage	15'	8'	5'	5'	n/a	3'	
1386	Cottage	15'	8'	5'	5'	n/a	3'	
1387	Cottage	15'	8'	5'	5'	n/a	3'	
1388	Cottage	15'	8'	10'	5'	n/a	3'	Main Body shall orient to Fenwood Lane and be parallel to Jake Street. Build to Front Yard and Left Side Setbacks. Locate garage at Left Side and Rear Yard Setbacks.
1389	Garden/Bungalow	5'	0'	3'	10'	n/a	3'	Main Body shall be 2 story and orient to Dorwin Place. Build to Front Yard and Right Side Setbacks. The Main Body shall be parallel to Jake Street.
1390	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	
1391	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	
1392	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	
1393	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	Main Body shall be 2 story.
1394	Cottage	15'	8'	5'	5'	n/a	3'	Main Body shall be 2 story.
1395	Park	15'	8'	5'	5'	n/a	3'	Main Body shall be 2 story.
1396	Park	15'	8'	5'	5'	n/a	3'	
1397	Park	15'	8'	5'	5'	n/a	3'	
1398	Village	15'	8'	10'	5'	n/a	3'	Main Body shall orient to Dorwin Place.
1399	Village	15'	8'	5'	10'	n/a	3'	Main Body shall orient to Dorwin Place. See Note 2.
1400	Village	15'	8'	5'	5'	n/a	3'	
1401	Village	15'	8'	5'	5'	n/a	3'	
1402	Village	15'	8'	5'	5'	n/a	3'	
1403	Village	15'	8'	10'	5'	n/a	3'	Main Body shall orient to Dorwin Place and be parallel to Welham Street. Build to Front Yard and Left Side Setbacks. See Note 6.

Lot Number	Lot Type	Front Yard Setback	Max. Front Yard Encroachment	Left Side Setback	Right Side Setback	Rear Yard Setback	Rear Alley Setback	Special Lot Conditions
1404	Garden/Bungalow	5'	0'	3'	10'	n/a	3'	Main Body shall be 2 story and orient to Dorwin Place.
1405	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	
1406	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	
1407	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	
1408	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	
1409	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	
1410	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	
1411	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	
1411	Garden/Bungalow	5'	0'	5'	3'	n/a	3'	Main Body shall be 2 story and orient to Dorwin Place.
1412	Manor	20'	10'	5'	5'	n/a	3'	Main Body shall orient to Lake Baldwin Lane. Provide an attached garage located at the Left Rear Setback (3' - 5' Alley Setback).
1413	Manor	20'	10'	5'	5'	n/a	3'	
1414	Manor	20'	10'	5'	5'	n/a	3'	
1415	Manor	20'	10'	5'	5'	n/a	3'	
1416	Manor	20'	10'	5'	5'	n/a	3'	
1417	Manor	20'	10'	5'	10'	n/a	3'	Main Body shall orient to Lake Baldwin Lane. Build to Front Yard and Right Side Setbacks. See Note 6.
1418	Garden/Bungalow	5'	0'	3'	5'	n/a	3'	Main Body shall be 2 story and orient to Fenwood Lane and be parallel to Jake Street. See Note 5.
1419	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	See Note 5.
1420	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	
1421	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	
1422	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	
1423	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	
1424	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	See Note 5.
1425	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	See Note 5 and Note 8.
1426	Garden/Bungalow	5'	0'	5'	3'	n/a	3'	Main Body shall be 2 story and orient to Fenwood Lane and be parallel to Jake Street. See Note 8.
1427	Custom	20'	10'	7.5	10'	n/a	3'	Lake Susannah Edge Treatment required. Refer to Note 3. See Note 2.
1428	Custom	20'	10'	7.5	7.5	n/a	3'	Lake Susannah Edge Treatment required. Refer to Note 3.
1429	Custom	20'	10'	7.5	7.5	n/a	3'	Lake Susannah Edge Treatment required. Refer to Note 3.
1430	Custom	20'	10'	7.5	7.5	n/a	3'	Lake Susannah Edge Treatment required. Refer to Note 3.
1431	Custom	20'	10'	7.5	7.5	n/a	3'	Lake Susannah Edge Treatment required. Refer to Note 3.
1432	Custom	20'	10'	See Note 7	7.5	n/a	3'	Lake Susannah Edge Treatment required. Refer to Note 2, Note 3, and Note 7. The left side shall be considered as a side street elevation.
1433	Cottage	7'	0'	5'	5'	n/a	3'	Main Body shall be 2 story. Build to Front Yard Setback and Left Side Setback.
1434	Cottage	7'	0'	5'	5'	n/a	3'	Main Body shall include a front porch. Build to Front Yard Setback.
1435	Cottage	15'	8'	5'	5'	n/a	3'	
1436	Cottage	15'	8'	5'	5'	n/a	3'	
1437	Cottage	15'	8'	5'	5'	n/a	3'	Main Body shall be perpendicular to Nolan Court. See Note 5.
1438	Cottage	5'	0'	3'	5'	n/a	3'	Main Body shall be 2 story and shall be perpendicular to Nolan Court. Build to Front Yard Setback. See Note 5 and Note 8.
1439	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	Main Body shall be 2 story. Build to Front Yard Setback. See Note 8.
1440	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	Main Body shall be 2 story. Build to Front Yard Setback. See Note 8.
1441	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	Main Body shall be 2 story and shall be perpendicular to Nolan Court. Build to Front Yard Setback. See Note 5 and Note 8.

Lot Number	Lot Type	Front Yard Setback	Max. Front Yard Encroachment	Left Side Setback	Right Side Setback	Rear Yard Setback	Rear Alley Setback	Special Lot Conditions
1442	Cottage	15'	8'	5'	5'	n/a	3'	Main Body shall be perpendicular to Nolan Court. See Note 5 and Note 8.
1443	Cottage	15'	8'	5'	5'	n/a	3'	
1444	Cottage	15'	8'	5'	5'	n/a	3'	
1445	Cottage	7'	0'	5'	5'	n/a	3'	Main Body shall include a front porch. Build to Front Yard Setback.
1446	Cottage	7'	0'	5'	5'	n/a	3'	Main Body shall be 2 story. Build to Front Yard Setback and Right Side Setback.
1447	Townhome	15'	8'	0'	5'	n/a	3'	See Note 8.
1448	Townhome	15'	8'	0'	0'	n/a	3'	
1449	Townhome	15'	8'	0'	0'	n/a	3'	
1450	Townhome	15'	8'	0'	0'	n/a	3'	
1451	Townhome	15'	8'	0'	0'	n/a	3'	
1452	Townhome	15'	8'	0'	0'	n/a	3'	
1453	Townhome	15'	8'	0'	0'	n/a	3'	
1454	Townhome	15'	8'	5'	0'	n/a	3'	
1455	Townhome L-W	15'	8'	0'	5'	n/a	3'	See Note 8.
1456	Townhome L-W	15'	8'	5'	0'	n/a	3'	
1457	Townhome L-W	15'	8'	0'	5'	n/a	3'	
1458	Townhome L-W	15'	8'	5'	0'	n/a	3'	
1459	Townhome L-W	15'	8'	0'	5'	n/a	3'	
1460	Townhome L-W	15'	8'	5'	0'	n/a	3'	
1461	Townhome L-W	15'	8'	0'	5'	n/a	3'	
1462	Townhome L-W	15'	8'	5'	0'	n/a	3'	
1463	Townhome L-W	15'	8'	0'	5'	n/a	3'	
1464	Townhome L-W	15'	8'	5'	0'	n/a	3'	See Note 2.
1465	Townhome L-W	15'	8'	0'	5'	n/a	3'	See Note 2.
1466	Townhome L-W	15'	8'	5'	0'	n/a	3'	
1467	Townhome L-W	15'	8'	0'	5'	n/a	3'	
1468	Townhome L-W	15'	8'	5'	0'	n/a	3'	
1469	Townhome L-W	15'	8'	0'	5'	n/a	3'	
1470	Townhome L-W	15'	8'	5'	0'	n/a	3'	
1471	Townhome L-W	15'	8'	0'	5'	n/a	3'	
1472	Townhome L-W	15'	8'	5'	0'	n/a	3'	
1473	Townhome	15'	8'	0'	5'	n/a	3'	
1474	Townhome	15'	8'	0'	0'	n/a	3'	
1475	Townhome	15'	8'	0'	0'	n/a	3'	
1476	Townhome	15'	8'	0'	0'	n/a	3'	
1477	Townhome	15'	8'	5'	0'	n/a	3'	Provide minimum building separation of 10'.
1478	Townhome	15'	8'	0'	5'	n/a	3'	Provide minimum building separation of 10'.
1479	Townhome	15'	8'	0'	0'	n/a	3'	
1480	Townhome	15'	8'	0'	0'	n/a	3'	
1481	Townhome	15'	8'	5'	0'	n/a	3'	Provide minimum building separation of 10'.
1482	Townhome	15'	8'	0'	5'	n/a	3'	Provide minimum building separation of 10'.
1483	Townhome	15'	8'	0'	0'	n/a	3'	

Lot Number	Lot Type	Front Yard Setback	Max. Front Yard Encroachment	Left Side Setback	Right Side Setback	Rear Yard Setback	Rear Alley Setback	Special Lot Conditions
1484	Townhome	15'	8'	0'	0'	n/a	3'	
1485	Townhome	15'	8'	0'	0'	n/a	3'	
1486	Townhome	15'	8'	10'	0'	n/a	3'	

Note 1 Encroachment into the setbacks are allowed due to site geometry constraints. The specific amount of encroachment into each setback shall be determined by the Town Planner.

Note 2 Provide feature landscaping as required to screen/buffer alley views.

Note 3 Lake Susannah Edge Treatment: Main Body shall be 2 story and orient toward Lake Susannah. Main Body architectural styles using large verandahs and full porches are strongly encouraged. Styles such as French should be avoided. The Main Body shall be located at the Front Yard Setback. Two entrances off the alley and an additional two parking spaces adjacent to the garage may be permitted provided they are screened from view of any park or street and that emergency vehicle access is adequate.

Note 4 Provide a 10 foot wide sidewalk within the Foss Avenue right-of-way.

Note 5 Provide feature landscaping within the front elevation zone to block views along lot lines to the rear alley.

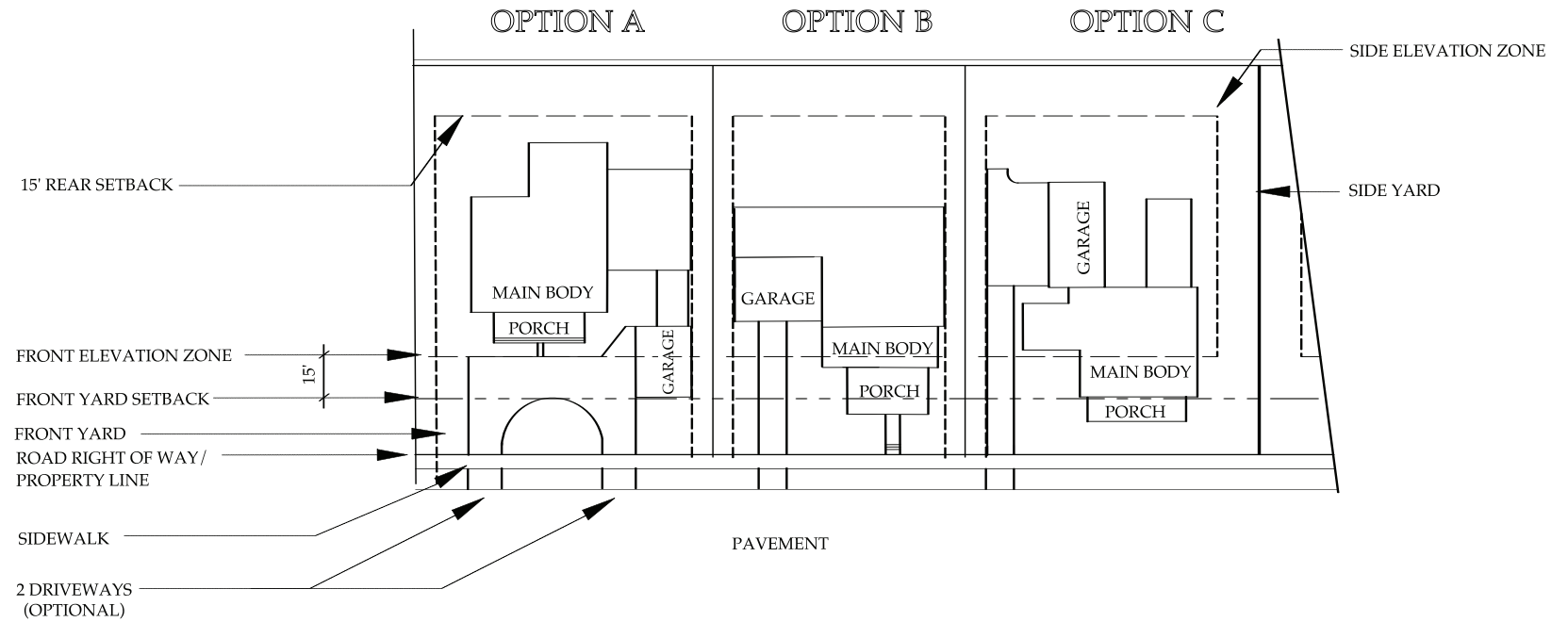
Note 6 Corner Lot conditions: If a 5' or deeper rear alley driveway is created, provide feature landscaping and/or a 6' tall wood fence to screen alley views. The fence is required when nearby front yards face the alley intersection.

Note 7 House orientation shall be such to maximize views from Meeting Place toward Lake Susannah. The Left Side setbacks shall be 10 feet at the rear yard setback and shall be 15 feet at the Front Yard setback. Side Street fences over 3'-6" in height shall be located to maintain the clear sight line from the edge of pavement on Meeting Place to Lake Susannah.

Note 8 Alley Edge Treatment: Provide a continuous fence at the alley setback along Benwick Alley. The fence shall connect or attach to the Main Body and be located along the driveway and alley to continuously enclose the Private Zone

CUSTOM LOTS – SPECIAL LOT CONDITIONS

- A. Refer to the sections in the Development Standards Matrix for setbacks and property development along Foss Avenue.
- B. The following applies to all Custom Lots in Unit 8. Specific exceptions are allowed based upon the Garage Wing and driveway option.
 - 1. The Main Body shall be no wider than 48 feet.
 - 2. Front elevation requirements are required for front and rear elevations.
 - 3. Garage Wings are distinct and separate elements from the Main Body and shall be treated consistent with the architectural style guidelines for the Main Body.
 - 4. The Option A Garage Wing placement is limited to no more than 4 of the custom lots on Foss Avenue (Lots 1365 - 1372).
 - 5. Landscaping: Front Yard landscaping requirements shall be provided in the Front and Rear Yards.
 - 6. **Private Zone Screening Requirements:**
 - a. Side Yard: Fences no higher than 6 feet are allowed between the back of the Front Elevation Zone and the Rear Yard Setback (15 feet from the rear property line). A fence on the Left Side of Lot 1365 may extend the full distance to the rear property corner. The fence may be 100 percent opaque.
 - b. Side Yard (between the Rear Yard Setback and rear property line): Fences no higher than 6 feet are allowed and may be 100% opaque to a height of 4 feet. Above 4 feet, the fence shall be an open picket style.
 - c. Rear Yard: Provide a 6 feet high maximum fence or wall along rear property line. The fence or wall may be 100 percent opaque to a height of 4 feet and shall be an open picket style above 4 feet. Plastic fences shall not be allowed.
 - d. Screen Enclosures: Screen enclosures generally should not be wider than 75 percent of the rear elevation. Screen enclosures shall not be located in the Rear Setback.
 - 7. **Park Access Requirements: Each lot may access the public park along the rear property line at one location.**
 - a. The maximum access width shall be 5 feet.
 - b. All construction costs including park restoration shall be the responsibility of the lot owner.
 - c. The proposed design shall be reviewed and approved by the Town Planner and the owner of the Public Park.



OPTION A

- Garage Wings** shall be placed as follows:
- A. In front of the Main Body of the house, setback a minimum of 15 feet from the front property line.
 - B. Provide a separate 1-1/2 to 2 story garage with single 9 feet wide garage door(s) located perpendicular to Foss Avenue. A maximum of 2 opposing garage structures may be placed on Option A lots.
 - C. Garage doors are perpendicular to the Main Body.
 - D. Additional design features may be required to provide orientation to the street (e.g. windows, doors, etc.).
 - E. Garage shall not be any closer to the street than the Main Body or front porch of the house located on the adjacent property located nearest the garage.
- Front Driveway curb cuts:**
- A. 9 feet maximum width at the right-of-way.
 - B. A maximum of 2 curb cuts are permitted. Lot 1365: Only 1 curb cut is permitted.

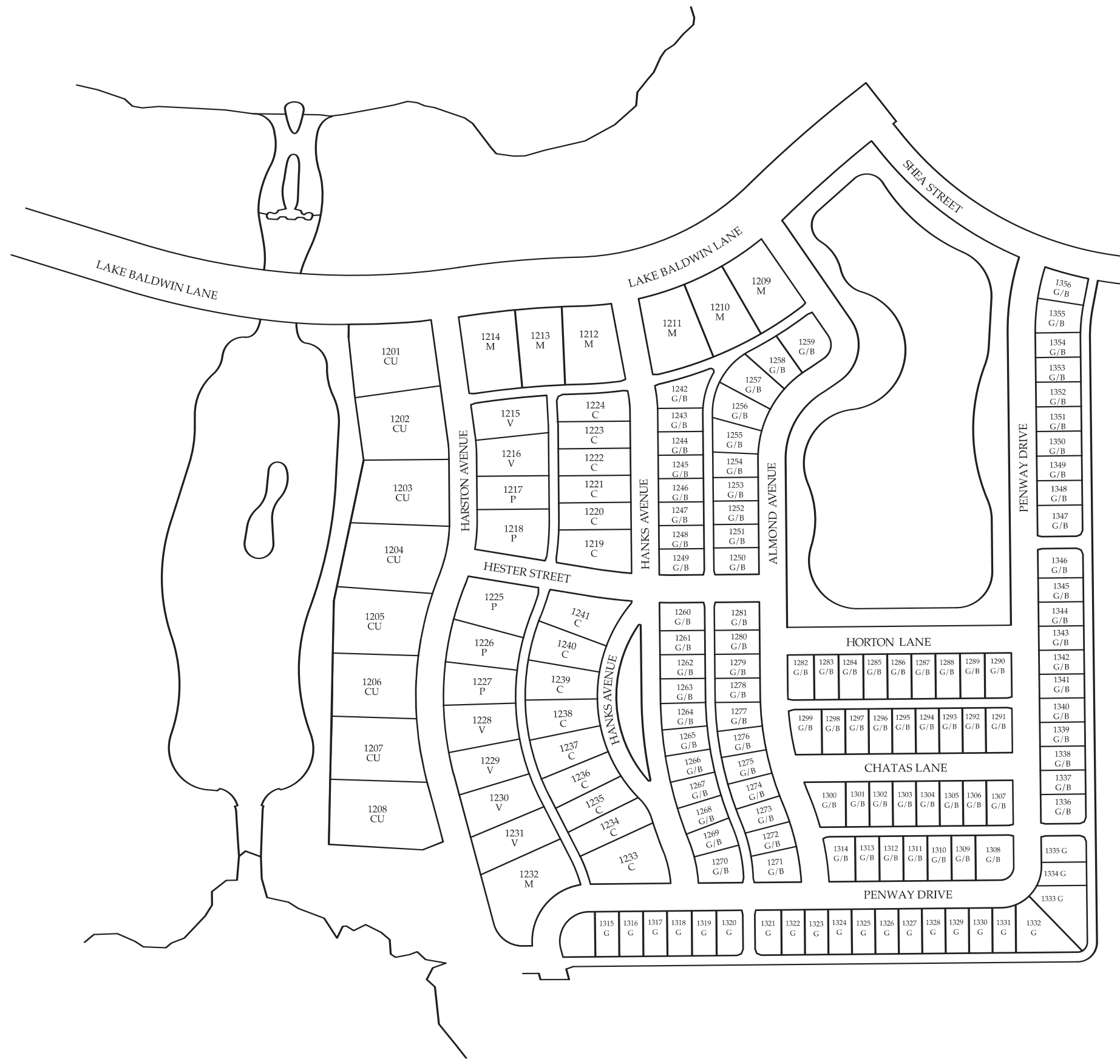
OPTION B

- Garage Wings** shall be placed as follows:
- A. Behind the Front Elevation Zone and a minimum 15 feet behind the Main Body.
 - B. Garage doors are parallel to the Main Body and shall be single 9 feet wide doors.
 - C. Garage shall not be any closer to the street than the Main Body or front porch of the house located on the adjacent property located nearest the garage.
- Front Driveway curb cuts:**
- A. 9 feet maximum width at the right-of-way.
 - B. A maximum of 1 curb cut is allowed.

OPTION C

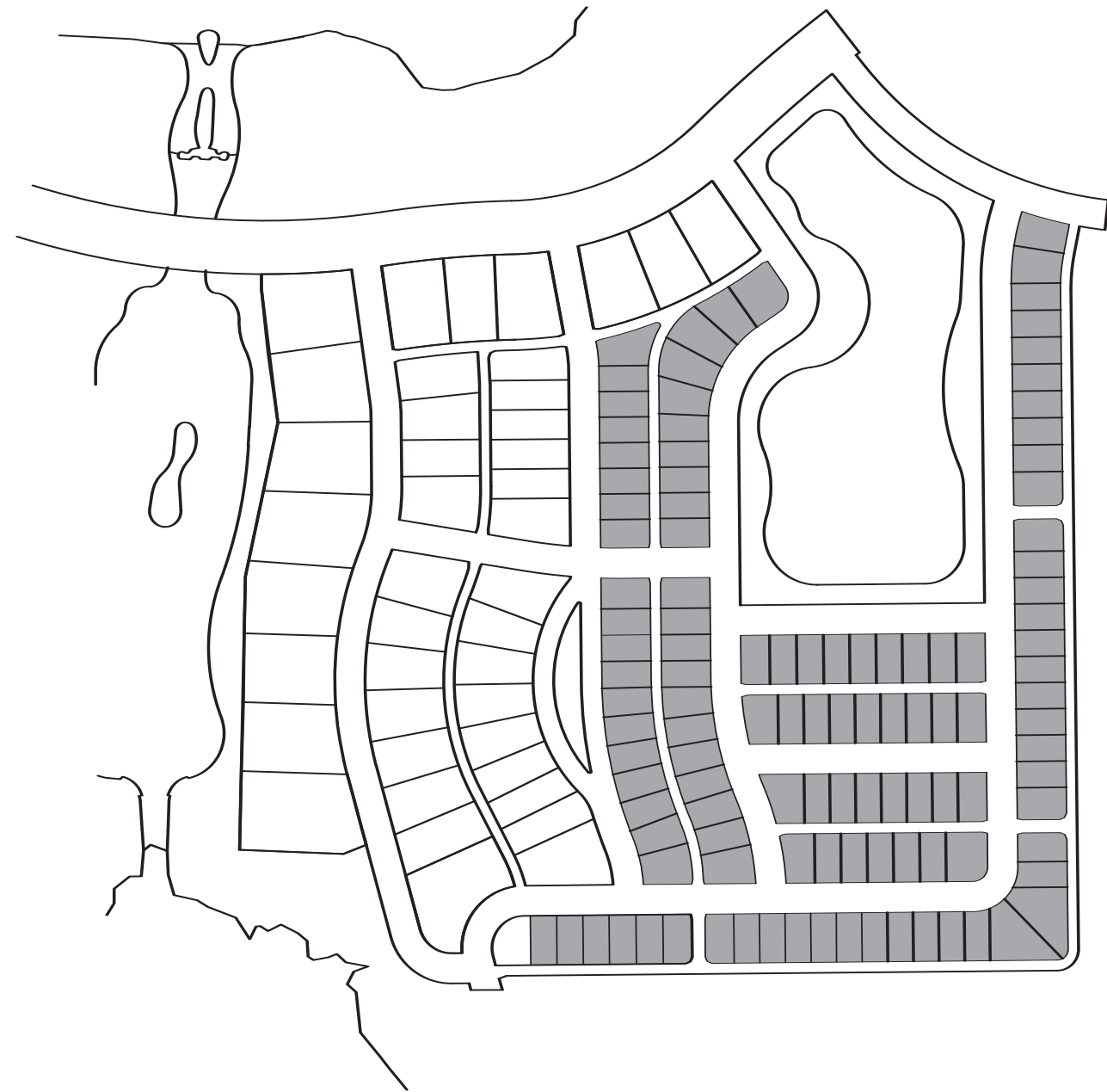
- Garage Wings** shall be placed as follows:
- A. Behind the Front Elevation Zone.
 - B. Garage doors are perpendicular to the Main Body.
- Front Driveway curb cuts:**
- A. 9 feet maximum width at the right-of-way.
 - B. A maximum of 1 curb cut is allowed.

NEIGHBORHOOD 9A



LOT LEGEND	
C	- COTTAGE
P	- PARK
V	- VILLAGE
M	- MANOR
CU	- CUSTOM
G/B	- GARDEN/BUNGALOW
T	- TOWNHOMES

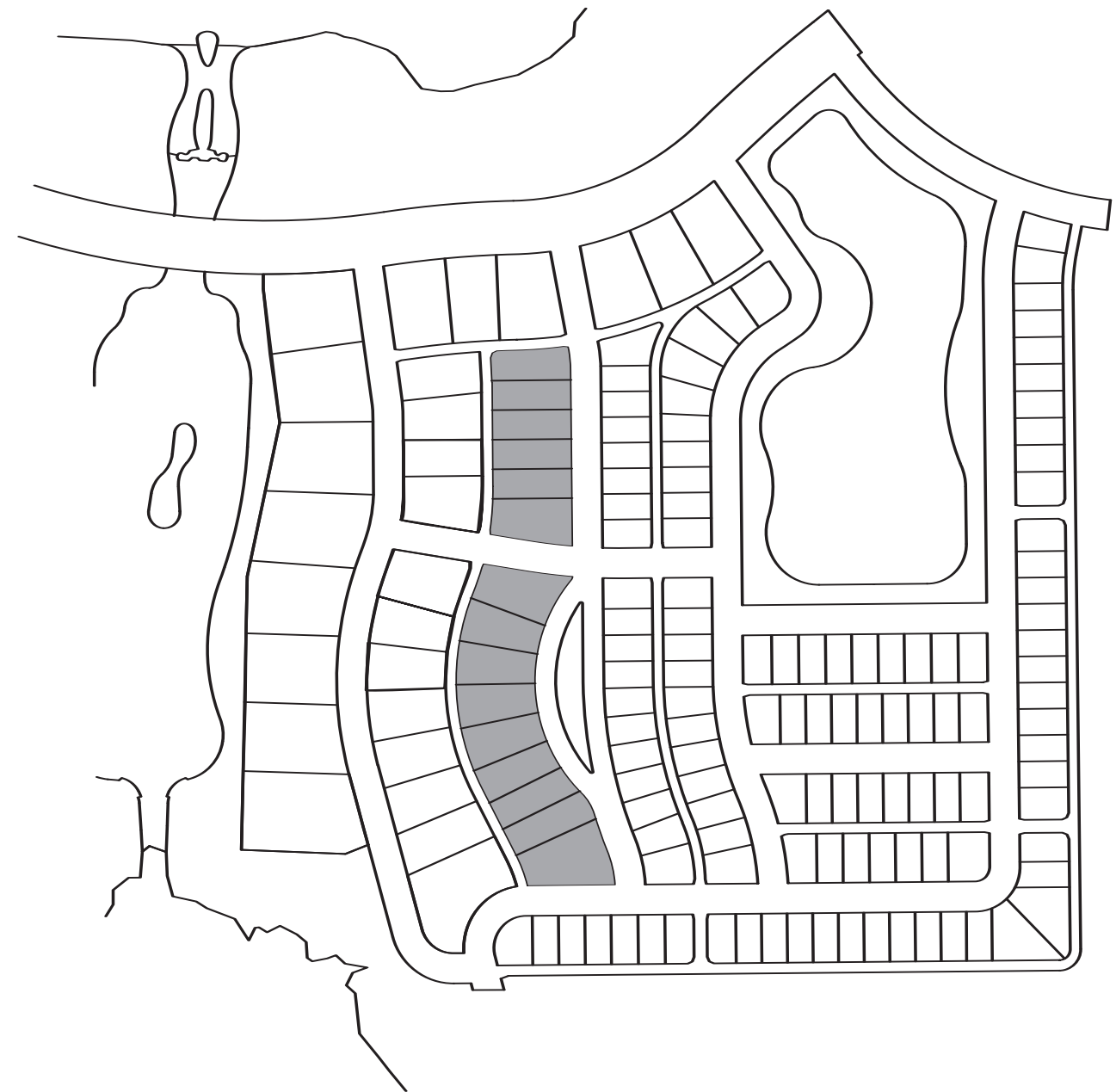




GARDEN / BUNGALOW



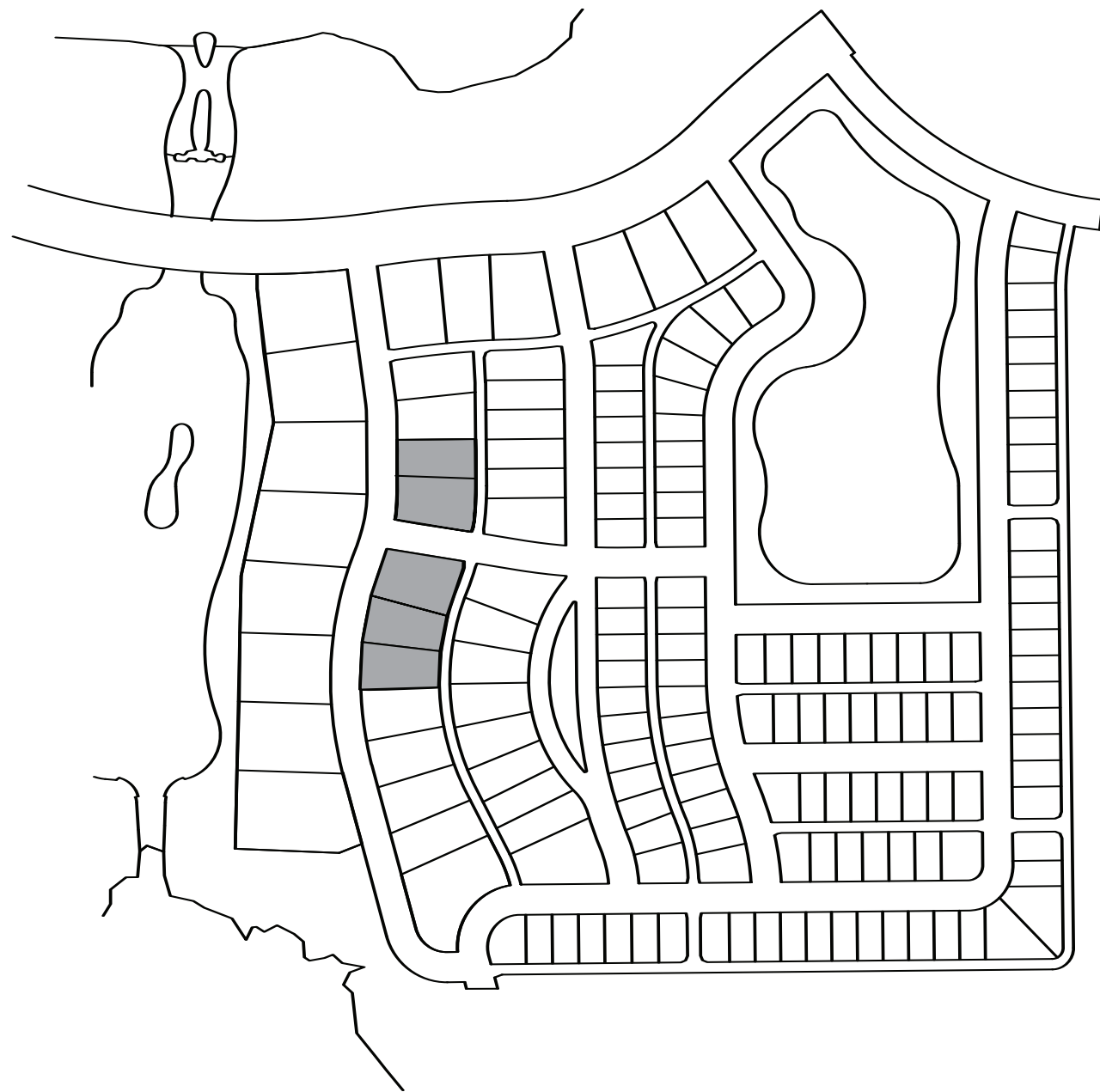
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COTTAGE LOTS



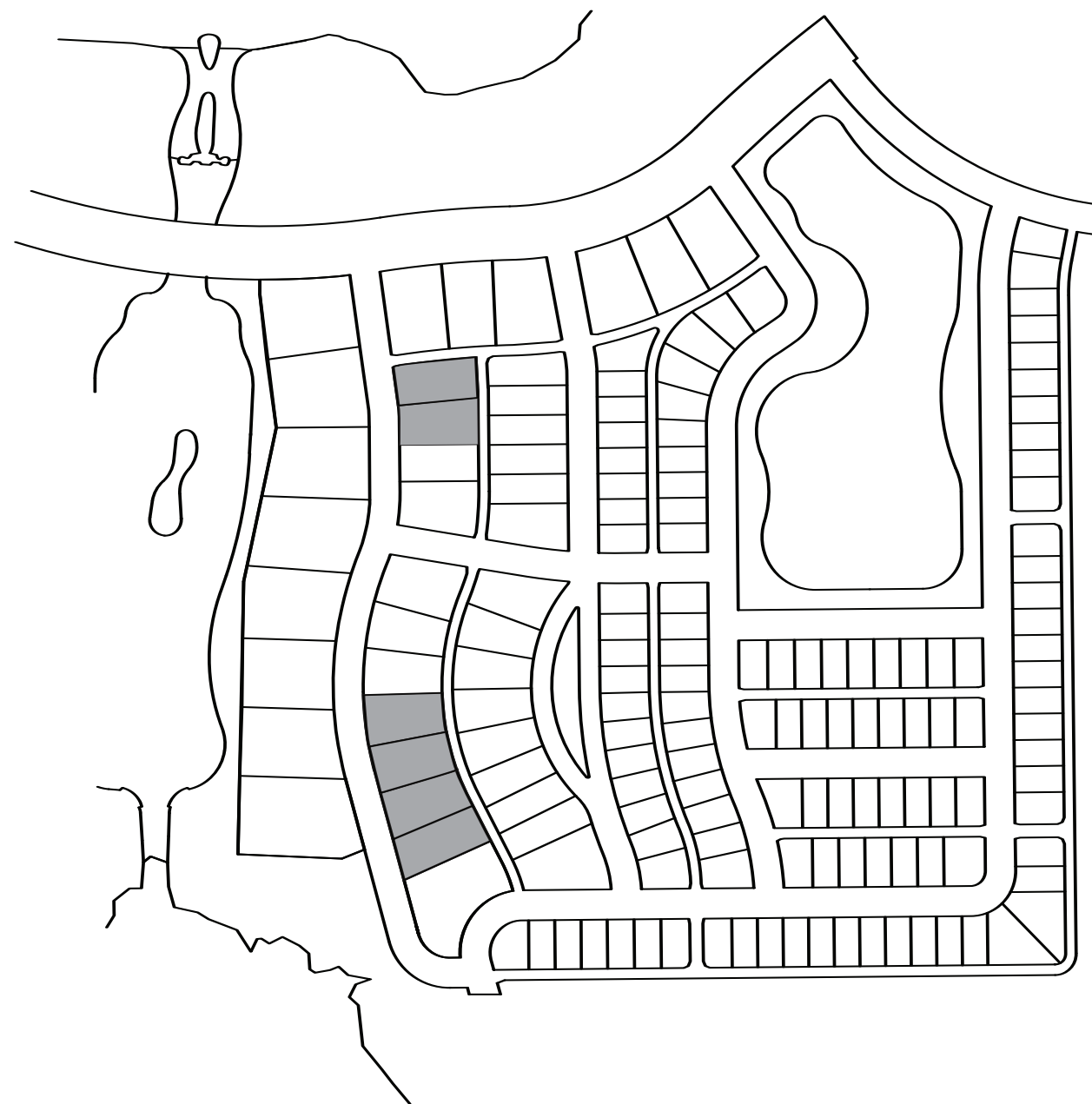
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PARK LOTS



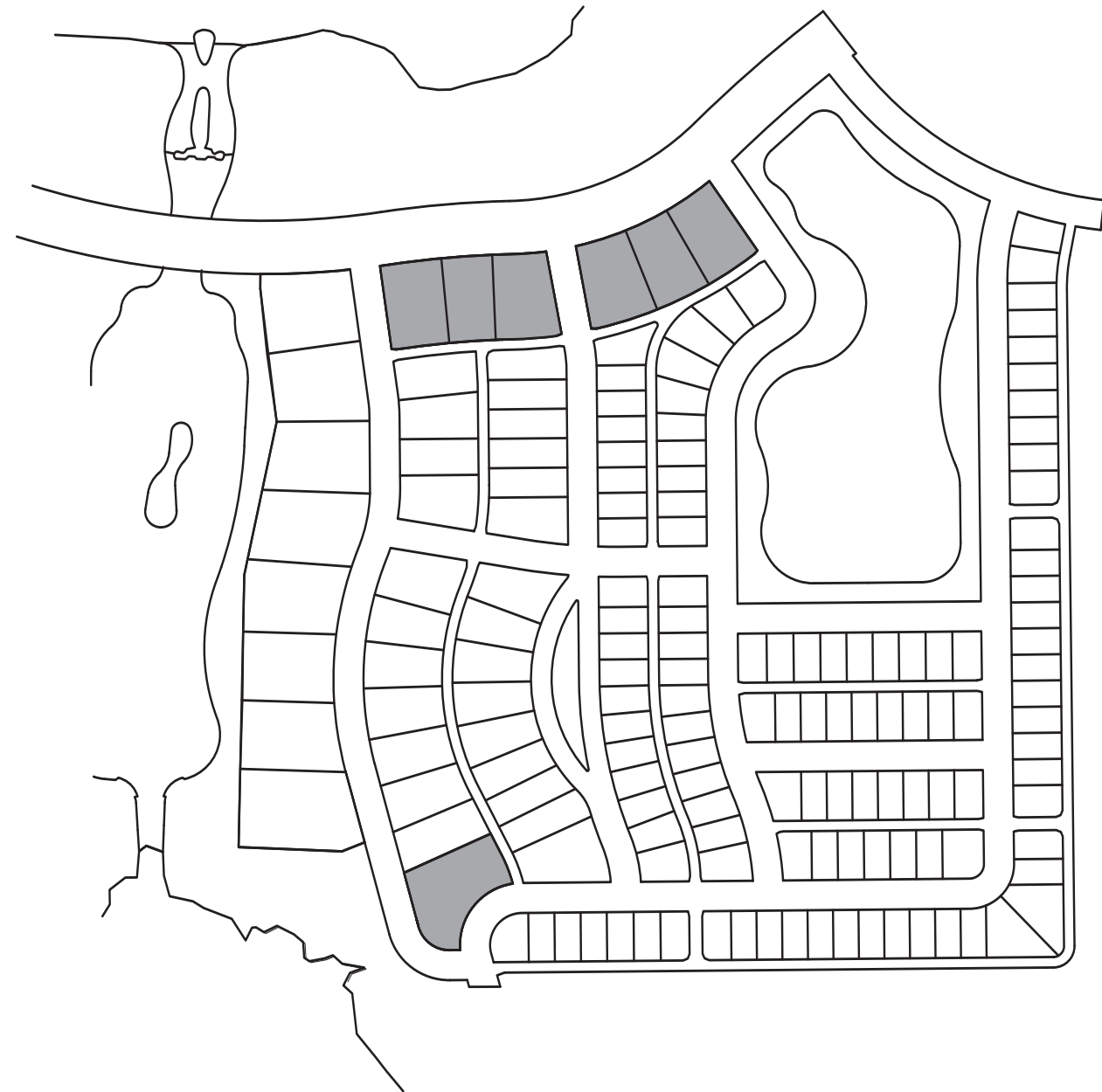
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VILLAGE LOTS



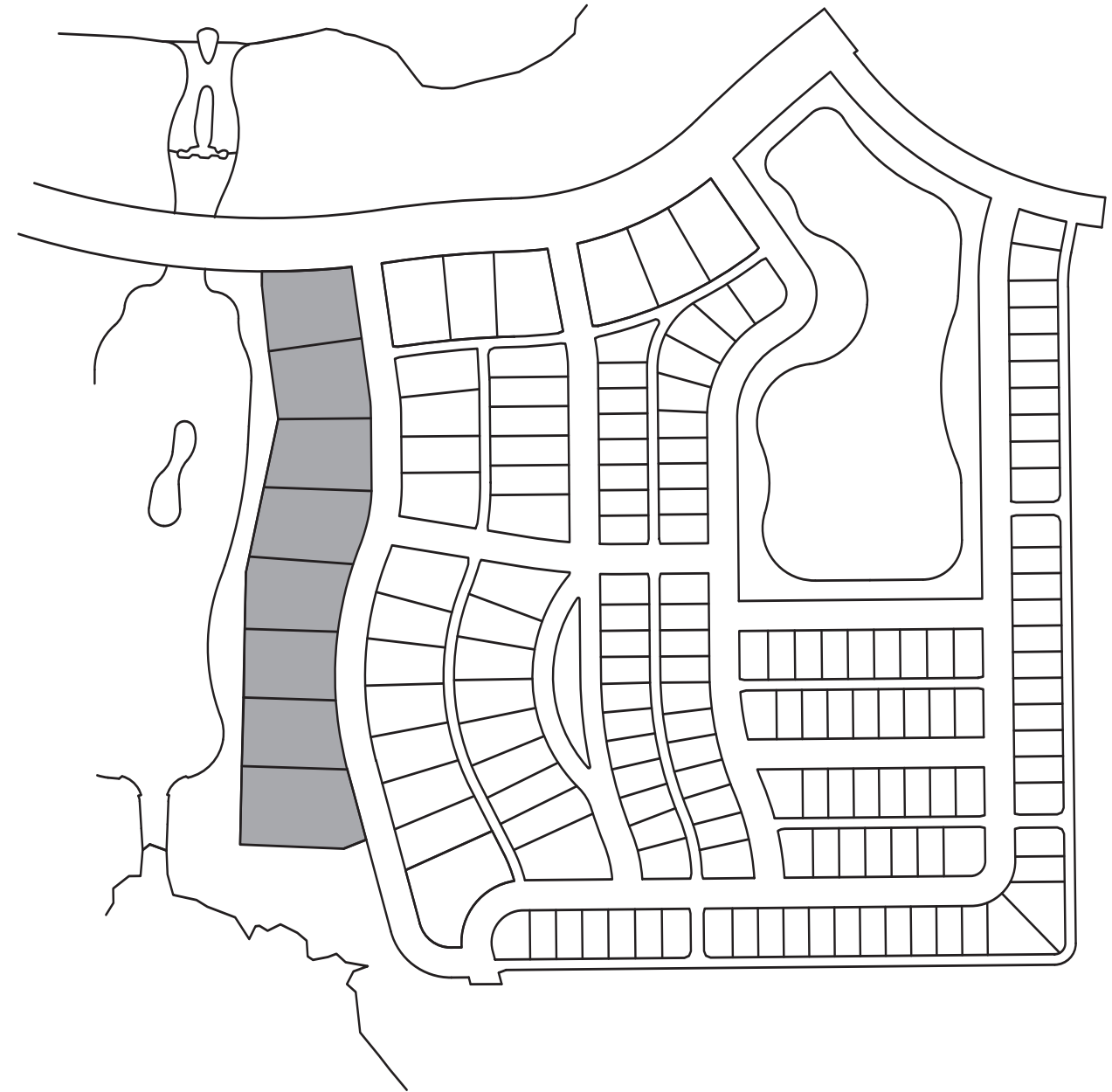
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MANOR LOTS



NOT TO SCALE



CUSTOM LOTS



NOT TO SCALE

Lot Number	Lot Type	Front Yard Setback	Max. Front Yard Encroachment	Left Side Setback	Right Side Setback	Rear Yard Setback	Rear Alley Setback	Special Lot Conditions
1201	Custom	25'	10'	7.5'	15'	15'	n/a	Main body shall be 2 story and orient to Harston Avenue. Refer to Custom Special Lot Conditions on page 1.9A.9. If Auto Court Option A is selected on this lot, locate garage on the Right Side Setback.
1202	Custom	25'	10'	7.5'	7.5'	15'	n/a	Refer to Custom Special Lot Conditions on page 1.9A.9.
1203	Custom	25'	10'	7.5'	7.5'	15'	n/a	Refer to Custom Special Lot Conditions on page 1.9A.9.
1204	Custom	25'	10'	7.5'	7.5'	15'	n/a	Refer to Custom Special Lot Conditions on page 1.9A.9.
1205	Custom	25'	10'	7.5'	7.5'	15'	n/a	Refer to Custom Special Lot Conditions on page 1.9A.9.
1206	Custom	25'	10'	7.5'	7.5'	15'	n/a	Refer to Custom Special Lot Conditions on page 1.9A.9.
1207	Custom	25'	10'	7.5'	7.5'	15'	n/a	Refer to Custom Special Lot Conditions on page 1.9A.9.
1208	Custom	25'	10'	7.5'	7.5'	15'	n/a	Refer to Custom Special Lot Conditions on page 1.9A.9.
1209	Manor	25'	10'	10'	5'	n/a	3'	Main Body shall orient to Lake Baldwin Lane. Provide an attached garage located at the Left Rear Setback (3' - 5' Alley Setback).
1210	Manor	25'	10'	5'	5'	n/a	3'	
1211	Manor	25'	10'	5'	10'	n/a	3'	Main Body shall orient to Lake Baldwin Lane.
1212	Manor	25'	10'	10'	5'	n/a	3'	Main Body shall orient to Lake Baldwin Lane.
1213	Manor	25'	10'	5'	5'	n/a	3'	
1214	Manor	25'	10'	5'	10'	n/a	3'	Main Body shall orient to Lake Baldwin Lane. Provide an attached garage located at the Right Rear Setback (3' - 5' Alley Setback).
1215	Village	15'	8'	5'	5'	n/a	3'	
1216	Village	15'	8'	5'	5'	n/a	3'	
1217	Park	15'	8'	5'	5'	n/a	3'	
1218	Park	15'	8'	5'	10'	n/a	3'	Main Body shall be 2 story and orient to Harston Avenue.
1219	Cottage	15'	8'	10'	5'	n/a	3'	Main Body shall orient to Hanks Avenue.
1220	Cottage	15'	8'	5'	5'	n/a	3'	
1221	Cottage	15'	8'	5'	5'	n/a	3'	
1222	Cottage	15'	8'	5'	5'	n/a	3'	
1223	Cottage	15'	8'	5'	5'	n/a	3'	
1224	Cottage	15'	8'	5'	5'	n/a	3'	
1225	Park	15'	8'	10'	5'	n/a	3'	Main Body shall be 2 story and orient to Harston Avenue.
1226	Park	15'	8'	5'	5'	n/a	3'	
1227	Park	15'	8'	5'	5'	n/a	3'	
1228	Village	15'	8'	5'	5'	n/a	3'	
1229	Village	15'	8'	5'	5'	n/a	3'	
1230	Village	15'	8'	5'	5'	n/a	3'	
1231	Village	15'	8'	5'	5'	n/a	3'	
1232	Manor	15'	8'	5'	10'	n/a	5'	Main Body shall be 2 story and orient to Harston Avenue. Provide a wrap around porch at Right Side. Provide feature landscape in Front Yard setback on Right Side and in the Right Side Rear Yard Setbacks to screen alley view.
1233	Cottage	15'	8'	10'	5'	n/a	5'	Main Body shall orient to Hanks Avenue.
1234	Cottage	15'	8'	5'	5'	n/a	3'	
1235	Cottage	15'	8'	5'	5'	n/a	3'	
1236	Cottage	15'	8'	5'	5'	n/a	3'	
1237	Cottage	15'	8'	5'	5'	n/a	3'	
1238	Cottage	15'	8'	5'	5'	n/a	3'	
1239	Cottage	15'	8'	5'	5'	n/a	3'	
1240	Cottage	15'	8'	5'	5'	n/a	3'	
1241	Cottage	15'	8'	5'	10'	n/a	3'	Main Body shall orient to Hanks Avenue with the long elevation parallel to Left Side Setback. Provide an attached garage located at the Left Rear Setback (3' - 5' Alley Setback).
1242	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	

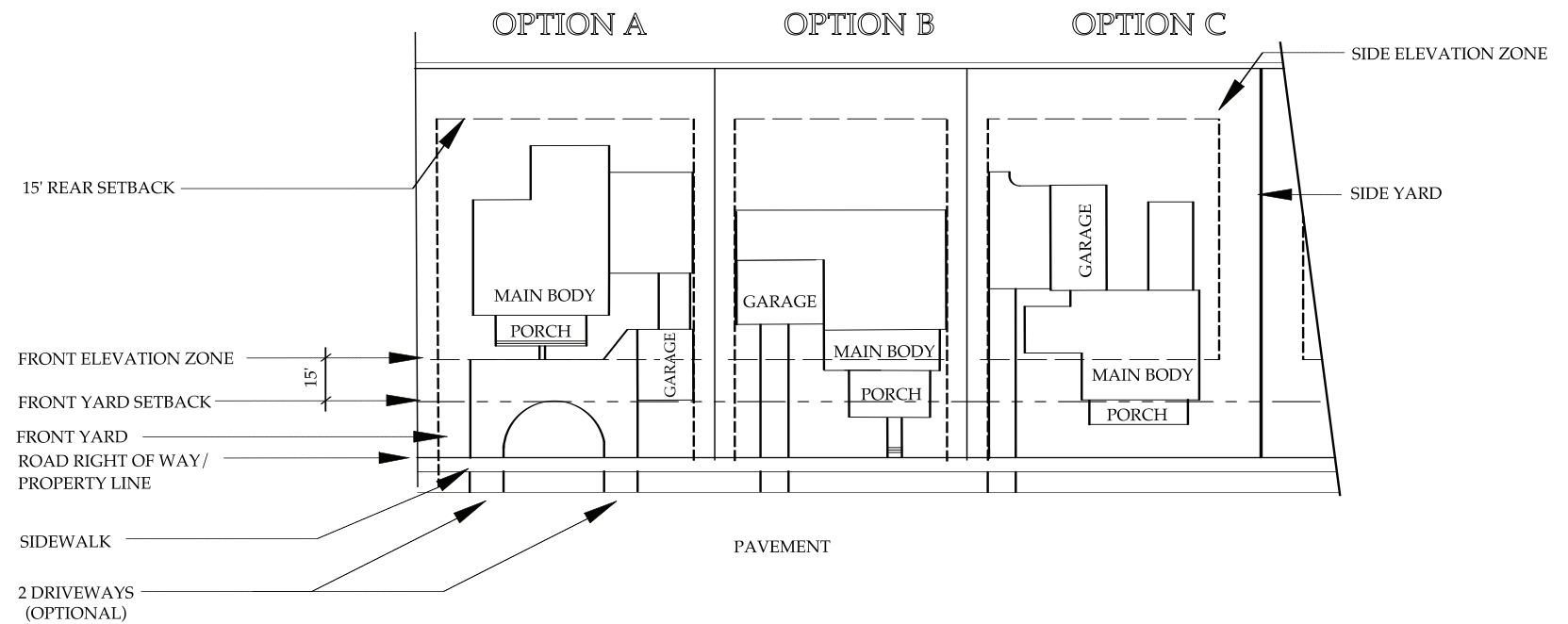
Lot Number	Lot Type	Front Yard Setback	Max. Front Yard Encroachment	Left Side Setback	Right Side Setback	Rear Yard Setback	Rear Alley Setback	Special Lot Conditions
1243	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	
1244	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	
1245	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	
1246	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	
1247	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	
1248	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	
1247	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	
1248	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	
1249	Garden/Bungalow	5'	0'	3'	5'	n/a	3'	Main Body shall orient to Hanks Avenue.
1250	Garden/Bungalow	5'	0'	5'	3'	n/a	3'	Main Body shall orient to Almond Avenue.
1251	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	
1252	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	
1253	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	
1254	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	
1255	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	
1256	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	
1257	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	
1258	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	
1259	Garden/Bungalow	5'	0'	3'	5'	n/a	3'	Main Body shall be 1-1/2 or 2 story.
1260	Garden/Bungalow	5'	0'	5'	3'	n/a	3'	Main Body shall be orient to Hanks Avenue.
1261	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	
1262	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	
1263	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	
1264	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	
1265	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	
1266	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	
1267	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	
1268	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	
1269	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	
1270	Garden/Bungalow	5'	0'	3'	5'	n/a	3'	Main Body shall orient to Hanks Avenue.
1271	Garden/Bungalow	5'	0'	5'	3'	n/a	3'	Main Body shall orient to Almond Avenue.
1272	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	
1273	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	
1274	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	
1275	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	
1276	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	
1277	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	
1278	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	
1279	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	
1280	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	
1281	Garden/Bungalow	5'	0'	3'	5'	n/a	3'	Main Body shall orient to Almond Avenue.
1282	Garden/Bungalow	5'	0'	3'	5'	n/a	3'	Main Body shall orient to Horton Lane.
1283	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	

Lot Number	Lot Type	Front Yard Setback	Max. Front Yard Encroachment	Left Side Setback	Right Side Setback	Rear Yard Setback	Rear Alley Setback	Special Lot Conditions
1284	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	
1285	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	
1286	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	
1287	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	
1288	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	
1289	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	
1290	Garden/Bungalow	5'	0'	5'	3'	n/a	3'	Main Body shall orient to Horton Lane.
1291	Garden/Bungalow	5'	0'	3'	5'	n/a	3'	Main Body shall orient to Chatas Lane.
1292	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	
1293	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	
1294	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	
1295	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	
1296	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	
1297	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	
1298	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	
1299	Garden/Bungalow	5'	0'	5'	3'	n/a	3'	Main body shall orient to Chatas Lane.
1300	Garden/Bungalow	5'	0'	3'	5'	n/a	3'	Main body shall orient to Chatas Lane. Locate garage at Left Side and Rear Yard setbacks.
1301	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	
1302	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	
1303	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	
1304	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	
1305	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	
1306	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	
1307	Garden/Bungalow	5'	0'	5'	3'	n/a	3'	Main body shall orient to Chatas Lane.
1308	Garden/Bungalow	5'	0'	3'	5'	n/a	3'	Main Body shall orient to Penway Drive.
1309	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	
1310	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	
1311	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	
1312	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	
1313	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	
1314	Garden/Bungalow	5'	0'	5'	3'	n/a	3'	Main Body shall orient to Penway Drive.
1315	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	
1316	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	
1317	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	
1318	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	Main Body shall be 2 story.
1319	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	Main Body shall be 2 story.
1320	Garden/Bungalow	5'	0'	5'	3'	n/a	3'	
1321	Garden/Bungalow	5'	0'	3'	5'	n/a	3'	
1322	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	
1323	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	Main Body shall be 2 story.
1324	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	
1325	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	
1326	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	

Lot Number	Lot Type	Front Yard Setback	Max. Front Yard Encroachment	Left Side Setback	Right Side Setback	Rear Yard Setback	Rear Alley Setback	Special Lot Conditions
1327	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	
1328	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	
1329	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	
1330	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	
1331	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	
1332	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	Main Body shall be 2 story and shall face Penway Dr. on centerline axis of lot as it bisects the angle of the side property lines.
1333	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	Main Body shall be 2 story and shall face Penway Dr. on centerline axis of lot as it bisects the angle of the side property lines.
1334	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	
1335	Garden/Bungalow	5'	0'	5'	3'	n/a	3'	
1336	Garden/Bungalow	5'	0'	3'	5'	n/a	3'	
1337	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	
1338	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	
1339	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	
1340	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	
1341	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	
1342	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	
1343	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	
1344	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	
1345	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	
1346	Garden/Bungalow	5'	0'	5'	3'	n/a	3'	
1347	Garden/Bungalow	5'	0'	3'	5'	n/a	3'	
1348	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	
1349	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	
1350	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	
1351	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	
1352	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	
1353	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	
1354	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	
1355	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	
1356	Garden/Bungalow	5'	0'	5'	3'	n/a	3'	Main Body shall be 1-1/2 or 2 story and orient to Penway Drive.

CUSTOM LOTS – SPECIAL LOT CONDITIONS

- A. Refer to the sections in the Development Standards Matrix for setbacks and property development along Foss Avenue.
- B. The following applies to all Custom Lots in Unit 8. Specific exceptions are allowed based upon the Garage Wing and driveway option.
1. The Main Body shall be no wider than 48 feet.
 2. Front elevation requirements are required for front and rear elevations.
 3. Garage Wings are distinct and separate elements from the Main Body and shall be treated consistent with the architectural style guidelines for the Main Body.
 4. The Option A Garage Wing placement is limited to no more than 4 of the custom lots on Foss Avenue (Lots 1365 - 1372).
 5. Landscaping: Front Yard landscaping requirements shall be provided in the Front and Rear Yards.
 6. **Private Zone Screening Requirements:**
 - a. Side Yard: Fences no higher than 6 feet are allowed between the back of the Front Elevation Zone and the Rear Yard Setback (15 feet from the rear property line). A fence on the Left Side of Lot 1365 may extend the full distance to the rear property corner. The fence may be 100 percent opaque.
Exception: A fence on the Right Side of Lot 1201 may extend the full distance to the rear property corner.
 - b. Side Yard (between the Rear Yard Setback and rear property line): Fences no higher than 6 feet are allowed and may be 100% opaque to a height of 4 feet. Above 4 feet, the fence shall be an open picket style.
 - c. Rear Yard: Provide a 6 feet high maximum fence or wall along rear property line. The fence or wall may be 100 percent opaque to a height of 4 feet and shall be an open picket style above 4 feet. Plastic fences shall not be allowed.
 - d. Screen Enclosures: Screen enclosures generally should not be wider than 75 percent of the rear elevation. Screen enclosures shall not be located in the Rear Setback.
 7. **Park Access Requirements: Each lot may access the public park along the rear property line at one location.**
 - a. The maximum access width shall be 5 feet.
 - b. All construction costs including park restoration shall be the responsibility of the lot owner.
 - c. The proposed design shall be reviewed and approved by the Town Planner and the owner of the Public Park.



OPTION A

- Garage Wings** shall be placed as follows:
- A. In front of the Main Body of the house, setback a minimum of 15 feet from the front property line.
 - B. Provide a separate 1-1/2 to 2 story garage with single 9 feet wide garage door(s) located perpendicular to Foss Avenue. A maximum of 2 opposing garage structures may be placed on Option A lots.
 - C. Garage doors are perpendicular to the Main Body.
 - D. Additional design features may be required to provide orientation to the street (e.g. windows, doors, etc.).
 - E. Garage shall not be any closer to the street than the Main Body or front porch of the house located on the adjacent property located nearest the garage.

Front Driveway curb cuts:

- A. 9 feet maximum width at the right-of-way.
- B. A maximum of 2 curb cuts are permitted. Lot 1365: Only 1 curb cut is permitted.

OPTION B

- Garage Wings** shall be placed as follows:
- A. Behind the Front Elevation Zone and a minimum 15 feet behind the Main Body.
 - B. Garage doors are parallel to the Main Body and shall be single 9 feet wide doors.
 - C. Garage shall not be any closer to the street than the Main Body or front porch of the house located on the adjacent property located nearest the garage.

Front Driveway curb cuts:

- A. 9 feet maximum width at the right-of-way.
- B. A maximum of 1 curb cut is allowed.

OPTION C

- Garage Wings** shall be placed as follows:
- A. Behind the Front Elevation Zone.
 - B. Garage doors are perpendicular to the Main Body.

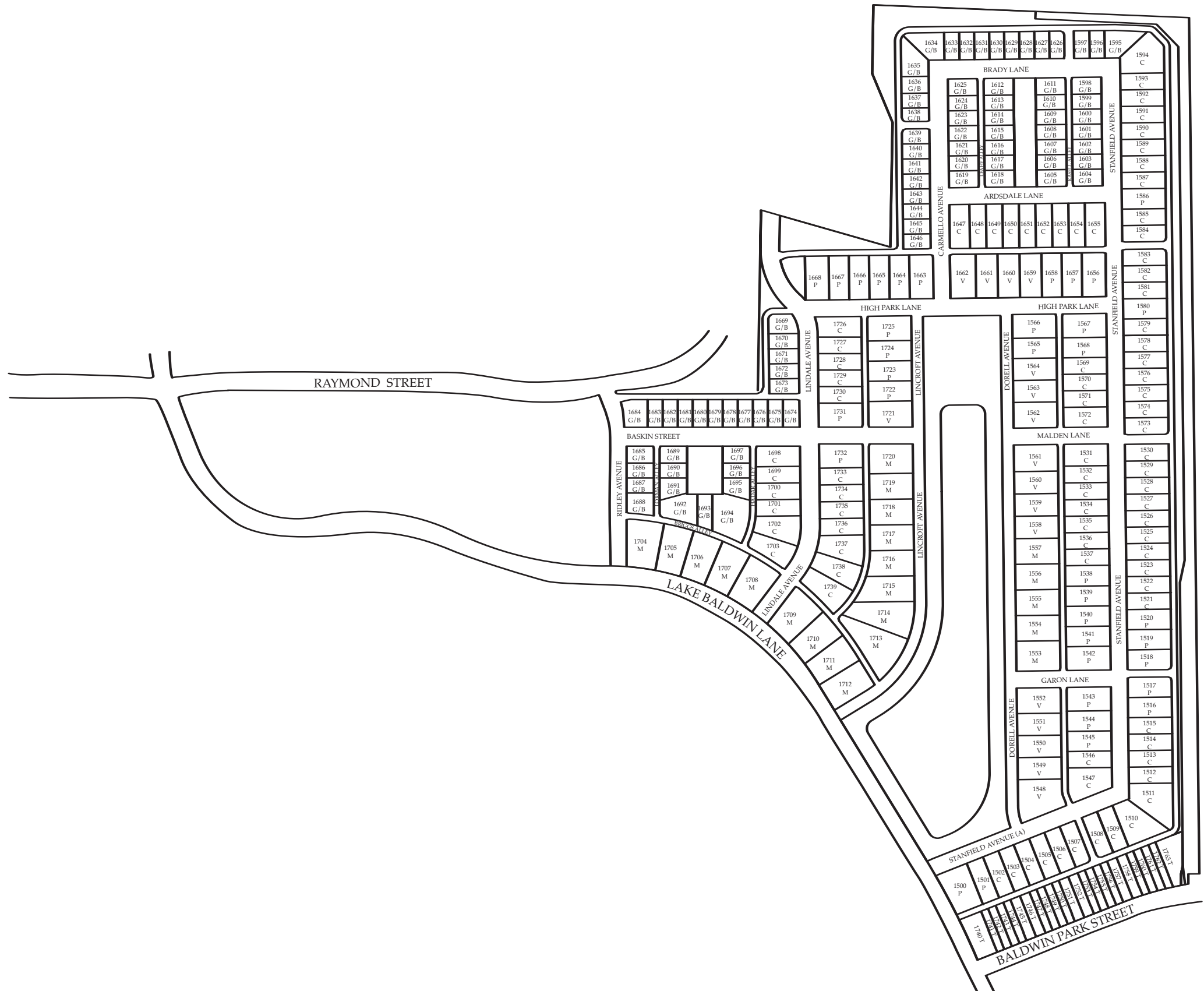
Front Driveway curb cuts:

- A. 9 feet maximum width at the right-of-way.
- B. A maximum of 1 curb cut is allowed.

NEIGHBORHOOD 10

LOT LEGEND

- C - COTTAGE
- P - PARK
- V - VILLAGE
- M - MANOR
- G/B - GARDEN/BUNGALOW
- T - TOWNHOMES







PARK LOTS

↑
N
NOT TO SCALE



VILLAGE LOTS

↑
N
NOT TO SCALE



MANOR LOTS

↑
N
NOT TO SCALE



TOWNHOMES

↑
N
NOT TO SCALE

Lot Number	Lot Type	Front Yard Setback	Max. Front Yard Encroachment	Left Side Setback	Right Side Setback	Rear Yard Setback	Rear Alley Setback	Special Lot Conditions
1500	Park	15'	8'	5'	15'	n/a	3'	Main Body shall be 2 story and orient to Stanfield Avenue. Build Main Body and garage parallel to the Left Side Setback. Locate garage at Rear Alley Setback. Refer to Note 4. Refer to Note 7.
1501	Park	15'	8'	5'	5'	n/a	3'	Main Body shall be 2 story.
1502	Cottage	15'	8'	5'	5'	n/a	3'	Main Body shall be 2 story.
1503	Cottage	15'	8'	5'	5'	n/a	3'	Main Body shall be 2 story.
1504	Cottage	15'	8'	5'	5'	n/a	3'	Main Body shall be 2 story.
1505	Cottage	15'	8'	5'	5'	n/a	3'	Main Body shall be 2 story.
1506	Cottage	15'	8'	5'	5'	n/a	3'	
1507	Cottage	15'	8'	5'	5'	n/a	3'	
1508	Cottage	15'	8'	5'	5'	n/a	3'	
1509	Cottage	15'	8'	5'	5'	n/a	3'	
1510	Cottage	15'	8'	5'	5'	n/a	3'	Main Body shall be 2 story. Refer to Note 2.
1511	Cottage	15'	8'	5'	5'	n/a	3'	Main Body shall be 2 story. Refer to Note 2.
1512	Cottage	15'	8'	5'	5'	n/a	3'	
1513	Cottage	15'	8'	5'	5'	n/a	3'	
1514	Cottage	15'	8'	5'	5'	n/a	3'	
1515	Cottage	15'	8'	5'	5'	n/a	3'	
1516	Park	15'	8'	5'	5'	n/a	3'	
1517	Park	15'	8'	5'	5'	n/a	3'	
1518	Park	15'	8'	5'	5'	n/a	3'	
1519	Park	15'	8'	5'	5'	n/a	3'	
1520	Park	15'	8'	5'	5'	n/a	3'	
1521	Cottage	15'	8'	5'	5'	n/a	3'	
1522	Cottage	15'	8'	5'	5'	n/a	3'	
1523	Cottage	15'	8'	5'	5'	n/a	3'	
1524	Cottage	15'	8'	5'	5'	n/a	3'	
1525	Cottage	15'	8'	5'	5'	n/a	3'	
1526	Cottage	15'	8'	5'	5'	n/a	3'	
1527	Cottage	15'	8'	5'	5'	n/a	3'	
1528	Cottage	15'	8'	5'	5'	n/a	3'	
1529	Cottage	15'	8'	5'	5'	n/a	3'	
1530	Cottage	15'	8'	5'	5'	n/a	3'	Main Body shall orient to Stanfield Avenue. Refer to Note 8.
1531	Cottage	15'	8'	5'	10'	n/a	3'	Main Body shall orient to Stanfield Avenue. Refer to Note 8.
1532	Cottage	15'	8'	5'	5'	n/a	3'	
1533	Cottage	15'	8'	5'	5'	n/a	3'	
1534	Cottage	15'	8'	5'	5'	n/a	3'	
1535	Cottage	15'	8'	5'	5'	n/a	3'	
1536	Cottage	15'	8'	5'	5'	n/a	3'	
1537	Cottage	15'	8'	5'	5'	n/a	3'	
1538	Park	15'	8'	5'	5'	n/a	3'	
1539	Park	15'	8'	5'	5'	n/a	3'	
1540	Park	15'	8'	5'	5'	n/a	3'	

Lot Number	Lot Type	Front Yard Setback	Max. Front Yard Encroachment	Left Side Setback	Right Side Setback	Rear Yard Setback	Rear Alley Setback	Special Lot Conditions
1541	Park	15'	8'	5'	5'	n/a	3'	
1542	Park	15'	8'	10'	5'	n/a	3'	Main Body shall orient to Stanfield Avenue.
1543	Park	15'	8'	5'	10'	n/a	3'	Main Body shall orient to Stanfield Avenue.
1544	Park	15'	8'	5'	5'	n/a	3'	
1545	Park	15'	8'	5'	5'	n/a	3'	
1546	Cottage	15'	8'	5'	5'	n/a	3'	
1547	Cottage	15'	8'	10'	5'	n/a	3'	Build main body parallel to Right Side Setback. Refer to Note 7.
1548	Village	15'	8'	5'	10'	n/a	3'	Main Body shall be 2 story and orient to Dorell Avenue. Build Main Body parallel to the Left Side Setback. Refer to Note 7.
1549	Village	15'	8'	5'	5'	n/a	3'	
1550	Village	15'	8'	5'	5'	n/a	3'	
1551	Village	15'	8'	5'	5'	n/a	3'	
1552	Village	15'	8'	10'	5'	n/a	3'	Main Body shall orient to Dorell Avenue.
1553	Manor	20'	10'	5'	10'	n/a	3'	Main Body shall orient to Dorell Avenue.
1554	Manor	20'	10'	5'	5'	n/a	3'	
1555	Manor	20'	10'	5'	5'	n/a	3'	
1556	Manor	20'	10'	5'	5'	n/a	3'	Refer to Note 5.
1557	Manor	20'	10'	5'	5'	n/a	3'	Refer to Note 5.
1558	Village	15'	8'	5'	5'	n/a	3'	Refer to Note 5.
1559	Village	15'	8'	5'	5'	n/a	3'	Refer to Note 5.
1560	Village	15'	8'	5'	5'	n/a	3'	
1561	Village	15'	8'	10'	5'	n/a	3'	Main Body shall orient to Dorell Avenue.
1562	Village	15'	8'	5'	10'	n/a	3'	Main Body shall orient to Dorell Avenue.
1563	Village	15'	8'	5'	5'	n/a	3'	
1564	Village	15'	8'	5'	5'	n/a	3'	
1565	Park	15'	8'	5'	5'	n/a	3'	
1566	Park	15'	8'	10'	5'	n/a	3'	Main Body shall orient to Dorell Avenue. Locate garage at Left Rear Yard Setback. Refer to Note 7.
1567	Park	15'	8'	5'	10'	n/a	3'	Main Body shall orient to Stanfield Avenue. Locate garage at Right Rear Yard Setback. Refer to Note 7.
1568	Park	15'	8'	5'	5'	n/a	3'	
1569	Park	15'	8'	5'	5'	n/a	3'	
1570	Cottage	15'	8'	5'	5'	n/a	3'	
1571	Cottage	15'	8'	5'	5'	n/a	3'	
1572	Cottage	15'	8'	10'	5'	n/a	3'	Main Body shall orient to Stanfield Avenue.
1573	Cottage	15'	8'	5'	5'	n/a	3'	Main Body shall orient to Stanfield Avenue. Refer to Note 8.
1574	Cottage	15'	8'	5'	5'	n/a	3'	
1575	Cottage	15'	8'	5'	5'	n/a	3'	
1576	Cottage	15'	8'	5'	5'	n/a	3'	

Lot Number	Lot Type	Front Yard Setback	Max. Front Yard Encroachment	Left Side Setback	Right Side Setback	Rear Yard Setback	Rear Alley Setback	Special Lot Conditions
1577	Cottage	15'	8'	5'	5'	n/a	3'	
1578	Cottage	15'	8'	5'	5'	n/a	3'	
1579	Cottage	15'	8'	5'	5'	n/a	3'	Main Body shall be 2 story.
1580	Park	15'	8'	5'	5'	n/a	3'	Main Body shall be 2 story.
1581	Cottage	15'	8'	5'	5'	n/a	3'	Main Body shall be 2 story.
1582	Cottage	15'	8'	5'	5'	n/a	3'	
1583	Cottage	15'	8'	5'	5'	n/a	3'	
1584	Cottage	15'	8'	5'	5'	n/a	3'	
1585	Cottage	15'	8'	5'	5'	n/a	3'	
1586	Park	15'	8'	5'	5'	n/a	3'	Main Body shall be 2 story.
1587	Cottage	15'	8'	5'	5'	n/a	3'	Main Body shall be 2 story.
1588	Cottage	15'	8'	5'	5'	n/a	3'	
1589	Cottage	15'	8'	5'	5'	n/a	3'	
1590	Cottage	15'	8'	5'	5'	n/a	3'	
1591	Cottage	15'	8'	5'	5'	n/a	3'	
1592	Cottage	15'	8'	5'	5'	n/a	3'	
1593	Cottage	15'	8'	5'	5'	n/a	3'	
1594	Cottage	7'	0'	5'	5'	n/a	3'	Main Body shall be 2 story. Refer to Note 2.
1595	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	Main Body shall be 2 story. Refer to Note 2.
1596	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	
1597	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	Refer to Note 8.
1598	Garden/Bungalow	8'	0'	3'	5'	n/a	3'	Refer to Note 7. Refer to Note 10.
1599	Garden/Bungalow	8'	0'	3'	3'	n/a	3'	Refer to Note 10.
1600	Garden/Bungalow	8'	0'	3'	3'	n/a	3'	Refer to Note 10.
1601	Garden/Bungalow	8'	0'	3'	3'	n/a	3'	Refer to Note 10.
1602	Garden/Bungalow	8'	0'	3'	3'	n/a	3'	Refer to Note 10.
1603	Garden/Bungalow	8'	0'	3'	3'	n/a	3'	Refer to Note 10.
1604	Garden/Bungalow	8'	0'	5'	3'	n/a	3'	Main Body shall be 2 story and orient to Stanfield Avenue. Refer to Note 7. Refer to Note 10.
1605	Garden/Bungalow	5'	0'	3'	5'	n/a	3'	Main Body shall be 2 story oriented to the Park. Refer to Note 7. Refer to Note 11.
1606	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	Main Body shall be 2 story oriented to the Park. Refer to Note 11.
1607	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	Main Body shall be 2 story oriented to the Park. Refer to Note 11.
1608	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	Main Body shall be 2 story oriented to the Park. Refer to Note 11.
1609	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	Main Body shall be 2 story oriented to the Park. Refer to Note 11.
1610	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	Main Body shall be 2 story oriented to the Park. Refer to Note 11.
1611	Garden/Bungalow	5'	0'	5'	3'	n/a	3'	Main Body shall be 2 story oriented to the Park. Refer to Note 7. Refer to Note 11.
1612	Garden/Bungalow	5'	0'	3'	5'	n/a	3'	Main Body shall be 2 story oriented to the Park. Refer to Note 7. Refer to Note 11.
1613	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	Main Body shall be 2 story oriented to the Park. Refer to Note 11.
1614	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	Main Body shall be 2 story oriented to the Park. Refer to Note 11.
1615	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	Main Body shall be 2 story oriented to the Park. Refer to Note 11.
1616	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	Main Body shall be 2 story oriented to the Park. Refer to Note 11.
1617	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	Main Body shall be 2 story oriented to the Park. Refer to Note 11.

Lot Number	Lot Type	Front Yard Setback	Max. Front Yard Encroachment	Left Side Setback	Right Side Setback	Rear Yard Setback	Rear Alley Setback	Special Lot Conditions
1618	Garden/Bungalow	5'	0'	5'	3'	n/a	3'	Main Body shall be 2 story oriented to the Park. Refer to Note 7. Refer to Note 11.
1619	Garden/Bungalow	5'	0'	3'	5'	n/a	3'	Main Body shall be 2 story and orient to Carmello Avenue. Refer to Note 7.
1620	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	
1621	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	Main Body shall be 1-1/2 story Craftsman Style.
1622	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	Main Body shall be 1-1/2 story Craftsman Style.
1623	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	Main Body shall be 1-1/2 story Craftsman Style.
1624	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	
1625	Garden/Bungalow	5'	0'	5'	3'	n/a	3'	Main Body shall be 2 story and orient to Carmello Avenue. Refer to Note 7.
1626	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	Refer to Note 8.
1627	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	Main Body shall be 2 story.
1628	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	Main Body shall be 2 story.
1629	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	Main Body shall be 2 story.
1630	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	
1631	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	
1632	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	
1633	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	
1634	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	Main Body shall be 1-1/2 or 2 story and built on axis with Carmello Avenue. Refer to Note 2.
1635	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	Main Body shall be 1-1/2 or 2 story and built on axis with Brady Lane. Refer to Note 2.
1636	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	
1637	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	
1638	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	
1639	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	
1640	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	
1641	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	
1642	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	
1643	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	Main Body shall be a Craftsman Style, 1-1/2 or 2 story.
1644	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	
1645	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	
1646	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	Refer to Note 2.
1647	Cottage	15'	8'	5'	10'	n/a	3'	Main Body shall orient to Ardsdale Lane. Refer to Note 7.
1648	Cottage	15'	8'	5'	5'	n/a	3'	
1649	Cottage	15'	8'	5'	5'	n/a	3'	
1650	Cottage	15'	8'	5'	5'	n/a	3'	Main Body shall be 2 story.
1651	Cottage	15'	8'	5'	5'	n/a	3'	Main Body shall be 2 story.
1652	Cottage	15'	8'	5'	5'	n/a	3'	Main Body shall be 2 story.
1653	Cottage	15'	8'	5'	5'	n/a	3'	
1654	Cottage	15'	8'	5'	5'	n/a	3'	
1655	Cottage	15'	8'	10'	5'	n/a	3'	Main Body shall orient to Ardsdale Lane. Refer to Note 7.
1656	Park	15'	8'	5'	10'	n/a	3'	Main Body shall be 2 story and orient to High Park Lane. Refer to Note 7.
1657	Park	15'	8'	5'	5'	n/a	3'	
1658	Park	15'	8'	5'	5'	n/a	3'	

Lot Number	Lot Type	Front Yard Setback	Max. Front Yard Encroachment	Left Side Setback	Right Side Setback	Rear Yard Setback	Rear Alley Setback	Special Lot Conditions
1659	Village	15'	8'	5'	5'	n/a	3'	
1660	Village	15'	8'	5'	5'	n/a	3'	Main Body shall be 2 story.
1661	Village	15'	8'	5'	5'	n/a	3'	
1662	Village	15'	8'	10'	5'	n/a	3'	Main Body shall orient to High Park Lane. Refer to Note 7.
1663	Park	15'	8'	5'	10'	n/a	3'	Main Body shall be 2 story orient to High Park Lane. Refer to Note 7.
1664	Park	15'	8'	5'	5'	n/a	3'	
1665	Park	15'	8'	5'	5'	n/a	3'	
1666	Park	15'	8'	5'	5'	n/a	3'	
1667	Park	15'	8'	5'	5'	n/a	3'	
1668	Park	15'	8'	5'	5'	n/a	3'	Main Body shall be 2 story.
1669	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	Main Body shall be 2 story and orient to Lindale Avenue. Treat side elevation adjacent to alley as a Side Street Elevation.
1670	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	Refer to Note 9.
1671	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	Refer to Note 9.
1672	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	Refer to Note 9.
1673	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	Refer to Note 2. Refer to Note 7. Refer to Note 9.
1674	Garden/Bungalow	5'	0'	3'	5'	n/a	3'	Main Body shall be 2 story and orient to Baskin Street. Refer to Note 7.
1675	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	
1676	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	
1677	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	
1678	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	Main Body shall be 2 story.
1679	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	Main Body shall be 2 story.
1680	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	Main Body shall be 2 story.
1681	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	Main Body shall be 2 story.
1682	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	
1683	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	
1684	Garden/Bungalow	5'	0'	5'	3'	n/a	3'	Main Body shall be 2 story and orient to Baskin Street. Refer to Note 7.
1685	Garden/Bungalow	5'	0'	5'	3'	n/a	3'	Main Body shall be 2 story and orient to Ridley Avenue. Refer to Note 7.
1686	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	Main Body shall be 2 story.
1687	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	Main Body shall be 2 story.
1688	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	Main Body shall be 2 story. Refer to Note 2. Refer to Note 7.
1689	Garden/Bungalow	5'	0'	3'	5'	n/a	3'	Main Body shall be 2 story oriented to the Park. Architectural style shall match lot 1697. Refer to Note 7.
1690	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	Main Body shall be 2 story oriented to the Park.
1691	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	Main Body shall be 2 story oriented to the Park. Refer to Note 2.
1692	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	Main body of house shall be 2 story. Refer to Note 3. Build main body parallel to the Left Side Setback. Refer to note 2.
1693	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	Main body of house shall be 2 story.
1694	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	Main body of house shall be 2 story. Build main body parallel to the Right Side Setback. Refer to note 2.
1695	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	Main Body shall be 2 story oriented to the Park. Refer to Note 2.
1696	Garden/Bungalow	5'	0'	3'	3'	n/a	3'	Main Body shall be 2 story oriented to the Park.

Lot Number	Lot Type	Front Yard Setback	Max. Front Yard Encroachment	Left Side Setback	Right Side Setback	Rear Yard Setback	Rear Alley Setback	Special Lot Conditions
1697	Garden/Bungalow	5'	0'	5'	3'	n/a	3'	Main Body shall be 2 story oriented to the Park. Architectural style shall match lot 1689. Refer to Note 7.
1698	Cottage	15'	8'	5'	10'	n/a	3'	Main body shall orient to Lindale Avenue. Locate garage at Right Rear Yard Setback. Refer to Note 7.
1699	Cottage	15'	8'	5'	5'	n/a	3'	
1700	Cottage	15'	8'	5'	5'	n/a	3'	
1701	Cottage	15'	8'	5'	5'	n/a	3'	
1702	Cottage	15'	8'	5'	5'	n/a	3'	
1703	Cottage	15'	8'	5'	5'	n/a	3'	Refer to Note 2. Build to Front Yard Setback.
1704	Manor	25'	10'	10'	5'	n/a	3'	Main Body shall be 2 story and orient to Lake Baldwin Lane. Main Body shall orient long elevation parallel to Ridley Avenue with an attached garage at Left Rear Yard Setback. Refer to Note 6. Refer to Note 7.
1705	Manor	25'	10'	5'	5'	n/a	3'	Refer to Note 6.
1706	Manor	25'	10'	5'	5'	n/a	3'	Refer to Note 6.
1707	Manor	25'	10'	5'	5'	n/a	3'	Refer to Note 6.
1708	Manor	25'	10'	5'	10'	n/a	3'	Refer to Note 6. Refer to Note 7.
1709	Manor	25'	10'	10'	5'	n/a	3'	Refer to Note 6. Refer to Note 7.
1710	Manor	25'	10'	5'	5'	n/a	3'	Refer to Note 6.
1711	Manor	25'	10'	5'	5'	n/a	3'	Refer to Note 6.
1712	Manor	25'	10'	5'	10'	n/a	3'	Main Body shall be 2 story and orient to Baldwin Lane. Refer to Note 4. Refer to Note 6. Refer to Note 7.
1713	Manor	7'	0'	5'	5'	n/a	3'	Build to Front Yard Setback. Refer to Note 2. Refer to Note 3.
1714	Manor	20'	10'	5'	5'	n/a	3'	
1715	Manor	20'	10'	5'	5'	n/a	3'	
1716	Manor	20'	10'	5'	5'	n/a	3'	
1717	Manor	20'	10'	5'	5'	n/a	3'	
1718	Manor	20'	10'	5'	5'	n/a	3'	
1719	Manor	20'	10'	5'	5'	n/a	3'	
1720	Manor	20'	10'	5'	10'	n/a	3'	Refer to Note 7.
1721	Village	15'	8'	10'	5'	n/a	3'	
1722	Park	15'	8'	5'	5'	n/a	3'	
1723	Park	15'	8'	5'	5'	n/a	3'	
1724	Park	15'	8'	5'	5'	n/a	3'	
1725	Park	15'	8'	5'	10'	n/a	3'	Main Body shall be 2 story and orient to Lincroft Avenue. Locate garage at Right Rear Yard Setback. Refer to Note 7.
1726	Cottage	15'	8'	10'	5'	n/a	3'	Main Body shall be 2 story and orient to Lindale Avenue. Locate garage at Left Rear Yard Setback. Refer to Note 7.
1727	Cottage	15'	8'	5'	5'	n/a	3'	
1728	Cottage	15'	8'	5'	5'	n/a	3'	
1729	Cottage	15'	8'	5'	5'	n/a	3'	
1730	Cottage	15'	8'	5'	5'	n/a	3'	
1731	Park	15'	8'	5'	10'	n/a	3'	Main Body shall orient to Lindale Avenue.
1732	Park	15'	8'	10'	5'	n/a	3'	Main Body shall orient to Lindale Avenue.
1733	Cottage	15'	8'	5'	5'	n/a	3'	
1734	Cottage	15'	8'	5'	5'	n/a	3'	
1735	Cottage	15'	8'	5'	5'	n/a	3'	
1736	Cottage	15'	8'	5'	5'	n/a	3'	
1737	Cottage	15'	8'	5'	5'	n/a	3'	

Lot Number	Lot Type	Front Yard Setback	Max. Front Yard Encroachment	Left Side Setback	Right Side Setback	Rear Yard Setback	Rear Alley Setback	Special Lot Conditions
1738	Cottage	15'	8'	5'	5'	n/a	3'	
1739	Cottage	15'	8'	5'	5'	n/a	3'	Refer to Note 2.
1740	Townhome	15'	8'	15'	0'	n/a	3'	Provide a Side Street Wall Treatment. Refer to Note 4. Refer to Note 7.
1741	Townhome	15'	8'	0'	0'	n/a	3'	
1742	Townhome	15'	8'	0'	0'	n/a	3'	
1743	Townhome	15'	8'	0'	0'	n/a	3'	
1744	Townhome	15'	8'	0'	0'	n/a	3'	
1745	Townhome	15'	8'	0'	0'	n/a	3'	
1746	Townhome	15'	8'	0'	0'	n/a	3'	
1747	Townhome	15'	8'	0'	0'	n/a	3'	
1748	Townhome	15'	8'	0'	0'	n/a	3'	
1749	Townhome	15'	8'	0'	0'	n/a	3'	
1750	Townhome	15'	8'	0'	0'	n/a	3'	
1751	Townhome	15'	8'	0'	5'	n/a	3'	Provide minimum building separation of 10'.
1752	Townhome	15'	8'	5'	0'	n/a	3'	Provide minimum building separation of 10'.
1753	Townhome	15'	8'	0'	0'	n/a	3'	
1754	Townhome	15'	8'	0'	0'	n/a	3'	
1755	Townhome	15'	8'	0'	0'	n/a	3'	
1756	Townhome	15'	8'	0'	0'	n/a	3'	
1757	Townhome	15'	8'	0'	5'	n/a	3'	Provide minimum building separation of 10'.
1758	Townhome	15'	8'	5'	0'	n/a	3'	Provide minimum building separation of 10'.
1759	Townhome	15'	8'	0'	0'	n/a	3'	
1760	Townhome	15'	8'	0'	0'	n/a	3'	
1761	Townhome	15'	8'	0'	0'	n/a	3'	
1762	Townhome	15'	8'	0'	0'	n/a	3'	
1763	Townhome	15'	8'	0'	10'	n/a	3'	Provide Side Street Wall Treatment. Refer to Note 4.

NOTES:

- 1 Encroachment into the setbacks are allowed due to site geometry constraints. The specific amount of encroachment into each setback shall be determined by the Town Planner.
- 2 Provide feature landscaping within the front elevation zone to block views along lot lines to the rear alley.
- 3 Build to Front Yard Setback Requirement takes precedent over Rear Facing Garage Setback criteria. Parking is prohibited in non-conforming driveway.
- 4 Side Street Wall Treatment: Private Zone shall be screened from the side street view. Screening shall be continuous between the Main Body and the garage using a 4'-6" high wall with a 1'-6" high ornamental metal fence on top of the wall.
- 5 A gradual Front Yard Setback transition from 20' to 15' is required for lots 1556-1559. This concept shall take precedent over the alley driveway dimensions guide. The Town Planner and Town Architect will review these lots simultaneously. Parking is prohibited in non-conforming driveway.
- 6 Due to park edge overlay requirement, the front porch encroachment shall be minimized to maximize the front yard area.

NOTES CONTINUED:

- 7 Provide additional landscaping as necessary to screen rear alley views. If driveway depth is greater than 5 feet, provide a 5 foot tall wing wall or dense, continuous landscape screen at least 4 feet in height when planted to grow to five feet within one year, from house to Alley Setback, along the side street.
- 8 Treat the Side Elevation adjacent to the alley as a Side Street Elevation. The Private Zone shall be screened from the alley by the house garage or fencing.
- 9 A gradual Front Yard Setback transition is required for Lots 1670-1673 to follow the street curve. This concept shall take precedence over the alley driveway dimensions guide. The Town Planner/Town Architect will review these lots simultaneously. Parking is prohibited in non-conforming driveways.
- 10 Lots 1598-1604 may have up to an 8 foot rear-facing Garage Setback so the resulting build-to line facing Stanfield Avenue is 8 feet from the front property line. Parking is prohibited in non-conforming driveways.
- 11 Lots 1605-1618 may have up to an 11 foot rear-facing Garage Setback so the resulting build-to-line facing the mews and Carmello Avenue is approximately 5 feet from the front property line. Parking is prohibited in non-conforming driveways.

ARCHITECTURAL GUIDELINES

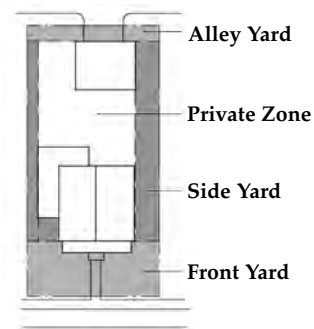
OBJECTIVE

The Architectural Guidelines are provided as an overriding guide applicable to all lot types and architectural types. The individual architectural style guidelines are supplemental to these guidelines.

GENERAL ARCHITECTURAL GUIDELINES

1. ARCHITECTURAL STYLE

- a) The main house and all accessory structures shall be of the same architectural style within any given lot. Mixing of styles within a lot is not permitted.



- b) The Private Zone shall be screened from side street by the house, garage or fencing. Sixty percent of the length of the property line shall be screened. The elevation of the house facing the Side Street Zone shall have an undulating façade.
- c) Add-On Elements: Smaller massed forms attached to the Main Body are referred to as "add-on elements" (e.g. porches or bedroom wings). Although add-on elements occur in many of the styles, the main body roof line does not run continuous over the forms. Each add-on form typically has an independent roof pitch as appropriate to the Style. The add-on element roof pitch never exceeds the Main Body roof pitch.
- d) The front Main Body of a house shall be the dominant form on the lot.

2. CONSTRUCTION FINISHES AND DETAILING

- a) Architectural details and exterior finish materials shall be the same on all elevations of the Main Body of the house so that the Main Body provides a consistent palette of materials, finishes and colors for wall and roofing materials.
- b) Material and finish changes may occur on appendages, add-on elements, ancillary structures, dormer or gable end accent elements as consistent with the Architectural Style Guidelines and as listed in the Architectural Matrix.
- c) Architectural detailing shall remain consistent on all elevations of the main body as viewed from the Front Street Elevation, Side Street Elevation, and at least the first 15 feet of the interior Side Yard Elevation.
- d) Patterned or frosted glazing is allowed in the private zone or when not visible from adjacent streets or alleys.
- e) Chimneys and fireplace flue enclosures shall be constructed of non-combustible materials. Siding shall not be used as an exterior finish for these elements.

3. EQUIPMENT

- a) All miscellaneous equipment, including, but not limited to, utility meters, condensing units, pool equipment, satellite dishes, irrigation controllers, solar panels and plumbing stacks shall be located in such a way that the equipment is not visible from adjacent streets. Hedges, low fence/wall enclosures or other landscape means of screening the equipment is required.
- b) Cooktops/ovens shall not vent to a vertical surface that faces a front or side street. An exception may be made if all portions of the vent are within the first 12 inches of the wall plane (measured from the finished floor of a first floor) and shall be concealed by landscaping.
- c) Air conditioners and other equipment may be located in the side yard setback provided they are located in the rear half of the property and are screened from view of the street with solid hedge.

- d) Underground propane tanks may be buried anywhere in the property, even in the front yard, as long as the building and/or property owner are meeting all applicable codes, manufacturer requirements, and the servicing propane company requirements.
- e) The placement of above ground propane tanks are allowed in the side yards of the lot provided they are located 40'-0" back from the front property line and comply with all applicable codes, manufacturer requirements, and servicing propane company requirements. The above ground tank shall be screened behind landscape vegetation. The vegetation shall be mature enough to fully screen the tank from view of the street at the time it is planted.
- f) Above ground tanks shall not be placed in the front yards nor streetside on corner lots. An exception may be made if the propane tank is to be behind an appropriately designed and landscaped permanent wing wall or solid fence as long as the placement meets all applicable codes, manufacturer requirements, and the servicing propane company requirements. (In this condition, the 40'-0" back from the property line dimension is not applicable).
- g) Generators are not permitted in the front yard, street side yard or utility easements. Generators are permitted in the rear yard and the interior side yard, subject to the following standards.
1. A maximum of one generator shall be permitted per lot.
 2. Generators shall be located a minimum of 40 feet from the front property line.
 3. The maximum height of the generator and support system shall be 6 feet above grade, the maximum length shall be 7 feet 6 inches and the maximum width shall be 3 feet.
 4. Generators shall be screened from view with a solid wall (stucco or brick) with landscaping located at the base of the wall. The height of the wall shall be equal to or greater than the height of the generator.

4. POOL ENCLOSURES

- a) Pool enclosures shall be located in the Private Zone.
- b) The pool enclosure ridge shall be no higher than the ridge of the main body of a single story house, and no higher than the eaves of a two-story house.
- c) The width of the pool enclosure shall be held a minimum of 1'-0" inside the corners of the main body of the house or appendage. Pool enclosures shall not be visible from the street or side street.
- d) The maximum height of any vertical surface is 12', measured from the finish grade at the exterior of the enclosure.
- e) A pool enclosure fence as required to comply with code shall be provided around the pool. The fence shall be constructed of materials consistent with the Architectural Style Guidelines.
- f) The roof area of the pool enclosure shall slope towards the property lines. Gable ends are not permitted. The slope of the pool enclosure shall not exceed the slope of the main body roof pitch.
- g) The use of loggias, pergolas, arcades or other architectural treatment around the pool enclosure is encouraged.
- h) Pool enclosure screens shall be black or other dark color.

5. ROOF VENTILATION:

- a) All roof vents shall be comprised of the following types:
 - Off-ridge vents when located on rear lot side of ridge or side lot behind front elevation zone
 - Continuous ridge vents
 - Gable end vents
- b) Gable end vents that are not functional must appear to be functional.

- c) Perforated aluminum or vinyl soffit vents are not permitted on houses with exposed rafters or soffit brackets nor on any front porches.
- d) Decorative vent design shall be consistent with the Architectural Style.

6. PORCHES

- a) Screened or enclosed porches: Screened and enclosed porches shall be permitted in the Private Zone. Any porch located forward of the front door plane (toward the street) shall not be screened or enclosed. Porches on the main body of the Charleston Single Model shall not be screened or enclosed. Side porches outside of the private zone, but not forward of the front door plane may be screened, as appropriate to the architectural style, subject to the following conditions:
 1. Screen framing members and compositions, if visible from the street, shall be comparable to traditional wood framing (for example, 1x2, 2x2, etc.).
 2. The screening shall be located and installed in a manner that does not obscure the architectural elements that define the style of the principle structure.
- b) Porch beam: The width of the porch beam shall be equal to the column at the column neck, exclusive of the capital.
- c) Pilasters or half columns, when used, shall be the width of the porch beam and column neck. Pilasters shall be used when the porch is appended to the main body of the house. When the porch roof is integral with the main body roof, pilasters are optional. Refer also to the Architectural Style Guidelines for specific proportions characteristic of each style.
- d) Minimum porch depths shall be provided as required in the Architectural Style Guidelines, but in no case less than 6'-6".
- e) The porch shall extend a minimum of 40% of the length of the home.

7. WINDOWS

- a) Windows shall be of a size, proportion and muntin configuration as defined for each architectural style.
- b) Muntins shall be 5/8" to 7/8" wide and shall project out from the glass. Muntins shall give the appearance of true divided lites.
- c) Clear glass shall be used in all windows and doors. Stained glass is an allowable material in special windows. Colored, tinted, or reflective glass is not permitted. Clear low-emissivity glass is allowed. Painting the inside face of the glass is not acceptable.

8. SHUTTERS

- a) Shutter height shall be equal to the window sash height. Each flanking shutter shall be one-half the width of the window so that the shutters can completely cover the window if in a closed position.
- b) Shutters shall be installed operable or appear to be operable.
- c) Louvered shutters should be installed so as to shed water away from the house when shutters are in a "closed" position.
- d) Hinges and a shutter dog shall be provided on each shutter.

9. GARAGE DOORS

- a) Garages shall be oriented to alley unless otherwise allowed for in the Development Standards Matrix. Front-facing doors are permitted only on those lots requiring front access as designated in the Development Standards Matrix.
- b) Street-facing two-car garages shall provide two single garage doors.

- c) Street-facing garage doors shall be no wider than 10'-0".
- d) Street-facing garage doors shall be recessed 1'-0" or more behind the face of the garage front elevation wall. For garage doors located in the rear one-third of the lot, the recess may be reduced to 8 inches.
- e) Street-facing garage shall be located behind the Main Body of the house as appropriate to the architectural style and scale of the house. In no case shall the garage be less than 16'-0" from the front property line.
- f) Side street facing garages shall be a minimum 4 feet behind the adjacent side wing elevation (excludes the 1'-0" garage door recess.)
- g) On alleys, two car garages are permitted with a single garage door.
- h) All garage doors shall be a minimum 7'-0" in height.

10. DORMERS

- a) Dormers shall be no wider than the window plus required corner casing. Refer to Architectural Style Guidelines.
- b) Dormer windows, when used on a non-habitable interior space, must have appropriate window treatment including, but not limited to, blinds or curtains on the inside of the window. Painting the inside face of the glass is not acceptable.

11. LIGHTING

- a) Exterior light fixture styles shall be an appropriate scale and character selected to match the architectural style of the house.
- b) Uplighting may be permitted in the landscape as allowed in the Landscape Criteria.

12. SITE SCREENING CRITERIA

- a) Retaining Walls and Fences
Plastic fences shall not be allowed on the front or side street yards due to apparent sheen, and instability of plastic.
- b) The individual pickets on metal fences in the Front Yards and Side Street Yards shall rise above the topmost horizontal rail. An exception may be made if the fencing is located on top of a retaining wall.
- c) Front Yard and Side Street Yards:
Walls and fences shall be placed between 0" to 3'-0" from the back of the sidewalk. When in these areas, wall and fence heights may not exceed 3'-6" measured from grade. When appropriately designed, exceptions will be made for the piers, or posts, or other well designed quality elements to rise slightly above this height. Fences shall not be more than 60 percent opaque. A retaining wall may be solid up to a height within 8 inches of highest adjacent grade. A fence may be located on the retaining wall. Refer also to rear and side yard limitations.

Side street fences that are at or beyond the setback may be up to 6'-0" high and may be 100 percent opaque.

- d) Rear Yards:
Rear yards may be screened from the alley with a maximum 6'-0" high fence or wall located at or behind the alley setback. The 6'-0" height is measured from the alley grade. The fence or wall may be 100 percent opaque to a height of 4'-0" and shall be no more than 60 percent opaque above 4'-0". If located off the alley property line 10' or more, fences or walls may be 100 percent opaque to a height of 6'-0". If the property does not have an alley, rear yard fences or walls may be placed on the property line and may be 100 percent opaque to a height of 6'-0".

The rear yards on corner lots may be screened from view with a maximum 6'-0" high fence or wall. The fence or wall may be 100 percent opaque to a height of 4'-0" and shall be no more than 60 percent opaque above 4'-0".

- e) Side Yards:
This section does not apply to the street side on corner lots, but to the interior side property line.

Side yards may be screened with a fence or wall up to 6'-0" high and 100 percent opaque to provide privacy in the rear yard and should be placed on the property line.

Side fences shall not exceed 3'-6" in height and shall be no more than 60 percent opaque, from the front property line to the back of the front elevation zone. Side yard fences or walls may increase to a maximum 6'-0" height, and may be 100 percent opaque at the back of the front elevation zone.

- f) Corner Lot with Detached Garage:
Detached garages shall be located on the side street and rear alley setbacks unless otherwise noted in the Development Standards Matrix. A wall or fence with maximum height of 6'-0" shall be provided from the garage to the Main Body to screen the private zone from the side street view. The fence or wall shall be located on the same plane as the Main Body or at the Side Yard setback.

After screening the Private Zone from street view, a lower fence may be installed closer to the street. In this situation, section 12(c) will apply.

- g) Retaining Walls, Screen Walls and Fences
The top edge of retaining walls and screen walls shall be horizontal between pillars or posts (i.e. the top of the wall shall not slope).
- h) The individual pickets on metal fences in the Front Yards and Side Street Yards shall rise above the topmost horizontal rail. An exception may be made if the fencing is located on top of a retaining wall.

The top edge of fences may be horizontal between pillars or posts; however, the distance between the ground and the bottom of the fence shall not exceed 3 inches (i.e. large openings shall not be allowed between the ground and the bottom of fence).

Site Screening Criteria Continued....

When the finished ground elevation varies within a lot or across adjacent lots, the screen wall or fence height may increase by a maximum of 20 percent of the permitted height, subject to approval by the Town Planner.

Example: A wall adjacent to an alley can be 6'-0" high on the house side but may be up to 7'-2" high on the alley side due to the lot slope toward the alley.

13. Front Walkways

- a) Front walks are the walkways between the main entry doors and the public sidewalks.
- b) Front walks shall be a minimum width of 36".
- c) Front walks shall be perpendicular to the Main Body of the house and shall intersect the public walk at an approximate 90-degree angle.
- d) If the lead walk extends between the sidewalk and curb, the lead walk material shall match the public sidewalk and shall be no wider than the public sidewalk.

14. Front Driveways

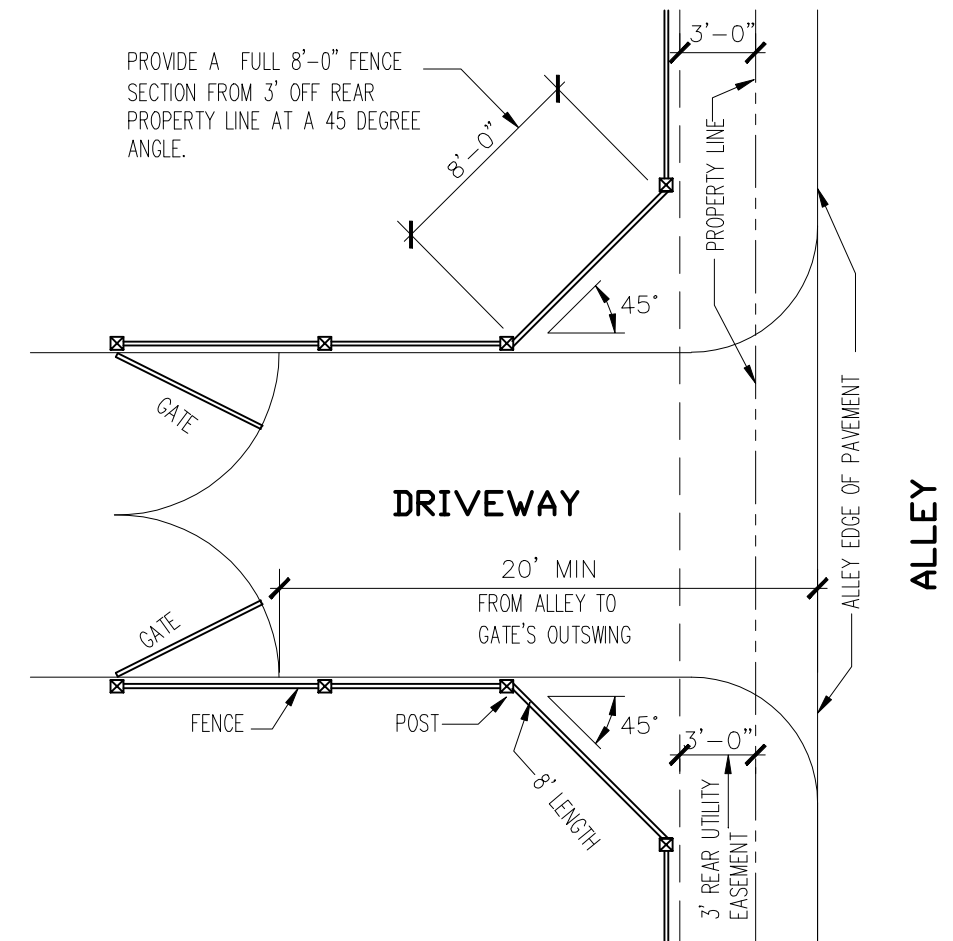
- a) The maximum width on the front driveway shall not exceed the total width of the garage door openings. Excessively wide driveways and circular driveways within the front yard shall not occur.
- b) Ribbon drives are encouraged.
- c) Parking parallel to the house is not allowed in the Front Yard or Street Side Yard.
- d) Gates shall conform to the following:
 - 1. Gate width is limited to the width of the driveway and shall be located a minimum of 35 feet back from the front corner of the principle structure, plus additional space as required for out-swinging doors, if any.

- 2. Gate shall be either divided in half or if a single swing is utilized, the gate shall appear as though it divides in half.
- 3. Refer to Site Screening Guidelines for appropriate materials and other requirements.
- 4. Gate's height shall be between 4'-6" to 6' and conform to the Site Screening Guidelines for the allowable placement of fence of this height on the lot.

15. Alley Driveways

- a) Driveway shall extend no more than one foot beyond edge of garage door opening or edge of an adjacent door.
- b) Ribbon drives are encouraged. Ribbon strips shall be perpendicular to the alley and solid for at least 7 feet from edge of alley pavement or 15 feet from edge of front property line.
- c) Parallel parking is not allowed in the alley yard.
- d) In addition to the main driveway, a separate driveway for a single off-street parking space is permitted off the alley. The parking space shall have a minimum width of 9 feet; have a minimum depth of 20 feet from the alley pavement; and have a solid concrete surface a minimum 7 feet from the alley pavement. The parking space shall be screened to be not visible from adjacent streets.
- e) If the driveway (main or additional) is constructed of brick or concrete pavers (either in sand or on concrete) the first 7 feet from edge of alley pavement shall be solid concrete (no pavers).
- f) Gates shall conform to the following:
 - 1. Gate width is limited to the width of the driveway and shall be located a minimum of 20 feet from alley edge of pavement, plus additional space as required for out-swinging doors, if any.

- 2. Automatic swinging gates shall be designed and located to provide a clear vision triangle as shown below.



16. Mailboxes

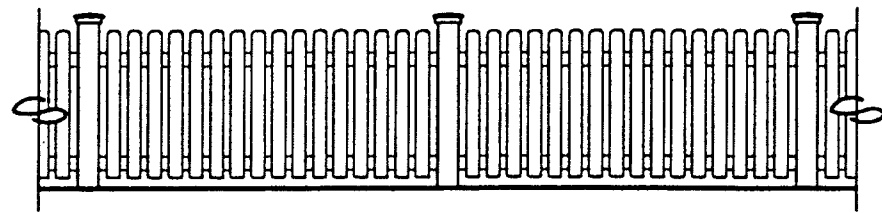
- a) Individual Mailboxes will be simple boxes, attached to a simple post. Mailboxes shall not be embedded in an enclosed built structure.

17. Parking Spaces

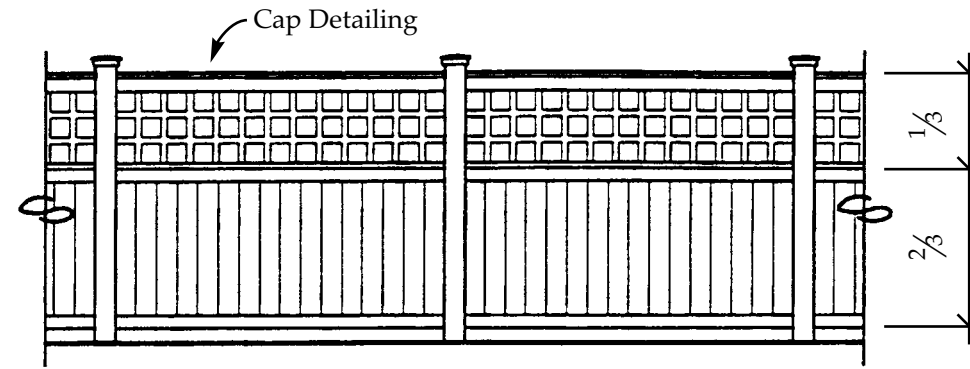
- a) No more than two parking spaces are required for each residential lot (single-family or townhome). The required parking may be met by use of a garage, driveway or on-street parking.
- b) A minimum of one parking space shall be provided for each dwelling unit on a lot. The parking space for a second dwelling unit on a property may either be provided on the property or on-street. For properties that do not have alley access, parking shall comply with the standard requirements of the City's Land Development Code regarding location and size of driveways/ parking areas.

18. Corner Lot Garages (Facing the Side Street)

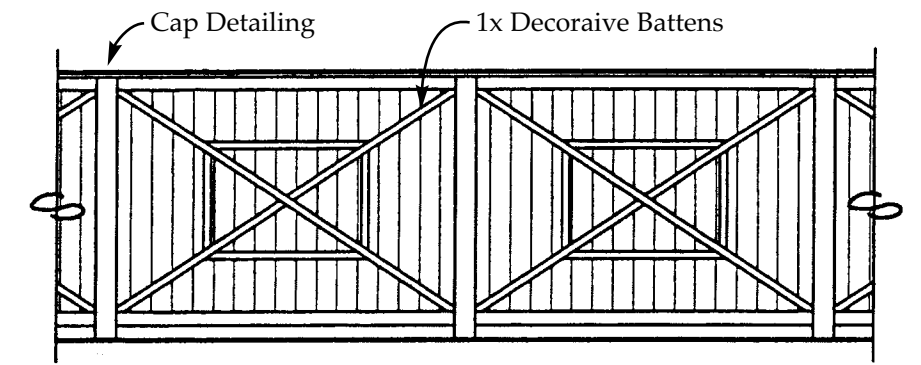
- a) A minimum of 10'-0" shall be provided between the alley edge of pavement to the edge of the front of the garage.
- b) The face of the garage shall be located a minimum of 20 feet from the property line.
- c) Special trim features must be used on the doors. Trims and hinges must be added to disguise the appearance of overhead doors so that they appear as though the doors open outward.



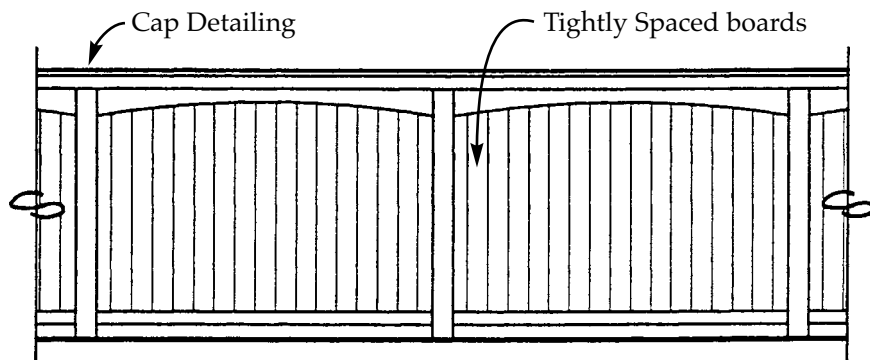
Simple Wood 'Picket Fence'
3'-6" Maximum height.
Location: Front Areas only.



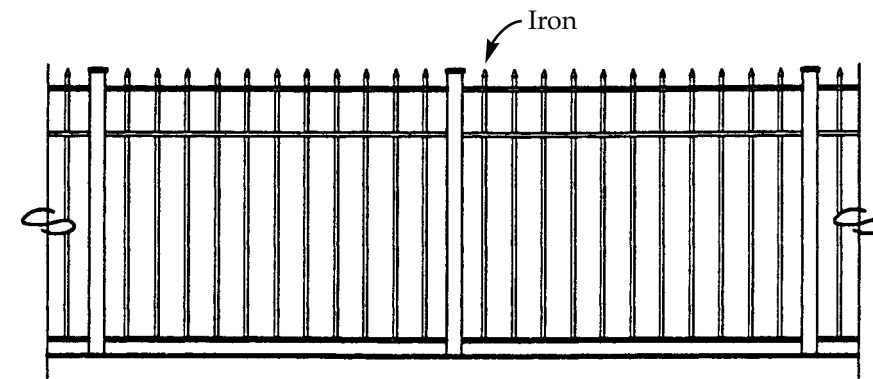
$\frac{2}{3}$ Solid Wood with $\frac{1}{3}$ Open above
Location: All areas except front yard.



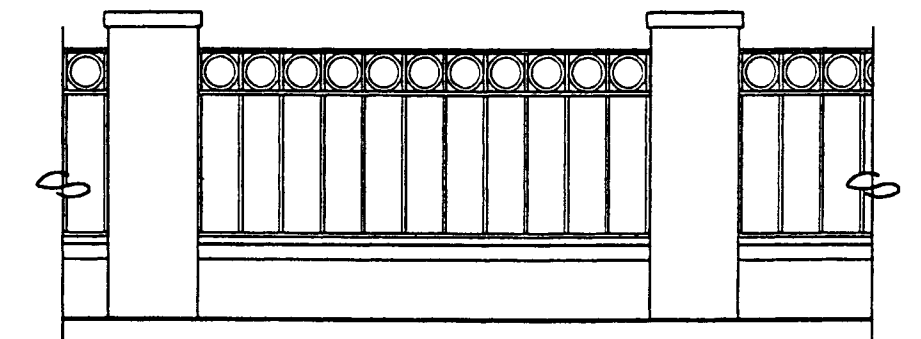
Wood with Batten
Location: Behind house, Side and Rear yard.



Double-Sided Wood
Location: Behind House, Side and Rear Yard



Iron Fence
Location: All areas. If used in Front Yard must be less than 42"



Masonry Piers with Low Wall & Iron or Wood Above
Location: All areas except Front Yard.



Coastal, Florida Vernacular



Craftsman, Revival



Coastal, Florida Vernacular



Craftsman, Florida Vernacular



Coastal, Florida Vernacular



Craftsman, Revival



Classical, Florida Vernacular, Revival



Classical, Revival



Classical, Mediterranean, Revival



Classical, Mediterranean, Revival



Classical, Revival

Architectural Matrix

Style	Massing			Roof																Columns							Vertical Surfaces																																				
	General Massing			Roof Type			Upper Roof Pitch								Materials				Color				Dormers		Overhang			Style							Main Mass				Appendages																								
	Elevation Above Grade	1st Floor Ceiling Height	2nd Floor Ceiling Height	Hip	Gable	Gambrel	Flat	2 over 12	3 over 12	4 over 12	5 over 12	6 over 12	7 over 12	8 over 12	9 over 12	10 over 12	12 over 12	Greater 12 over 12	Slate	Dimensional Shingles	3-Tab Asphalt Shingles	Tile	5-V Crimp	MHI Standing Seam	Black	Charcoal (Dk. Grey)	Weathered	Red	Metal Roof Grey (9)	Terra Cotta	Green	Other	Yes/No	Pitch	Flush	Gutters	Doric	Tuscan	Ionic	Corinthian	Fluted	Square	Chamfered Wood	Chamfered Cast/Stone	Flared	Brick	Tabby	Horizontal Siding	Vertical Siding w/ Battens	Shingles	Stucco	Horizontal Siding	Vertical Siding w/ Battens	Shingles	Rock	Flagstone	Stucco	Tabby					
Revival																																																															
Colonial Revival	2'-6"	9'-0" to 11'-0"	9'-0" to 10'-0"	*	*		2					*	*	*	*			*	*	*	*	*	*	*	*	*	*	*				Yes	6:12	1'-0" to 2'-0"		*	*	*	*					*	*	*	*					*											
Dutch Colonial	2'-6"	9'-0" to 10'-0"	8'-0" to 9'-0"		*					*1							*	*	*	*	*	*	*	*	*	*	*	*				Yes		1'-0" to 2'-0"		*	*	*	*					*	*	*	*																
Classical																																																															
Georgian	3'-0"	10'-0" to 11'-0"	10'-0" to 11'-0"				2					*	*	*	*			*	*			*	*	*	*	*	*				Yes	7:12	1'-4" to 2'-0" at 2nd story	6	*	*	*	*					*	*	*	*																	
Greek Revival	3'-0"	9'-0" to 10'-0"	9'-0" to 10'-0"				2					*	*	*				*	*			*	*	*	*	*	*				No		1'-4" to 2'-0" at 2nd story	6	*	*	*	*					*	*	*	*																	
Craftsman																																																															
Bungalow	2'-6" to 3'-4"	9'-0" to 10'-0"	8'-0" to 9'-0"	*	*	*					*	*	*	4	4	4			*		*	*	*	*	*	*	*	*			Yes		2'-0" to 2'-4"					*		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Arts & Crafts						*	*	*				3	3	*	*	4	4	4			*		*	*	*	*	*	*	*	*			Yes		to 2'-8"					*		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Prairie						*	*	*													*	*	*	*	*	*	*	*	*	*			Yes		1'-8" to 2'-4"					*		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Florida Vernacular																																																															
Folk Victorian	2'-6" to 3'-6"	10'-0" to 11'-0"	9'-0" to 10'-0"	*	*	*					5	5		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*			Yes		1'-4" to 2'-0"					*		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Key West Victorian	2'-0" to 3'-6"					*	*	*							*	*	*	*	*	*	*	*	*	*	*	*	*	*	*			Yes		1'-4" to 2'-0"					*		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
Southern National	2'-6" to 3'-6"					*	*	*					5	5		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*			Yes		1'-6" to 2'-4"					*		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
Coastal																																																															
Low Country	3'-0" to 5'-0"	10'-0" to 11'-0"	9'-4" to 10'-0"	*	*	*		*	*	*			*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*			Yes		1'-2" to 1'-6"		*	*			*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
Acadian	1'-0" to 5'-0"	8'-0" to 10'-0"	10'-0" to 11'-0"	*	*	*						6	6	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*			Yes		1'-2" to 1'-4"					*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*		
Mediterranean																																																															
Spanish Eclectic	1'-6"	10'-0" to 11'-0"	9'-0" to 10'-0"	*	*	*		*				*	*					*								*	*	*		No	*	1'-4" to 2'-0" open rafter	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*		
Italian Renaissance	2'-0"	10'-0" to 11'-0"	9'-0" to 10'-0"	*	*	*						*	*					*							*	*	*	*		No	*	1'-4" to 2'-0" open rafter	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*			
Monterey	1'-6"	10'-0" to 11'-0"	9'-0" to 10'-0"	*	*	*						*	*					*						*	*	*	*	*		No	*	2'-4" open rafter	*					*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*					

GENERAL NOTES:
 Items noted on matrix provide general guidelines for each Style and Category. Refer to individual chapters for graphic illustrations.
 For the purpose of Architectural Massing, elevation is measured above grade at the front porch.

- FOOTNOTES:
- 1) Dutch Colonial: Between 4:12 and 7:12 is combined upper slope with an 18:12 to 20:12 slope creating the Gambrel portion.
 - 2) Porches, side wings or porticos may have flat roof elements. Refer to individual category details.
 - 3) 3:12 or 4:12 pitch break at front wall of main body at lower level in combination with steeper pitch.
 - 4) 7:12 to 9:12 pitch on one-and-one-half story.
 - 5) 2:12 and 4:12 are porch roof slopes.
 - 6) One story eaves have 10" to 14" overhang for Greek and Georgian houses.
 - 7) Windows may have 1/2 round transoms.
 - 8) Second story windows may be smaller square punched openings if not required by egress.
 - 9) Light Grey when material is metal roof.

COLONIAL REVIVAL



Colonial Revival homes provide the backbone to the community as one of the most predominant styles in Orlando. Elements such as entry, cornice, and windows are adapted from Georgian and other earlier period styles to embellish these modest, yet elegant homes.

DUTCH COLONIAL



Dutch Colonial is actually a sub style of Colonial Revival. It utilizes all of the components from Colonial Revival homes but encases the second story with a Gambrel roof.

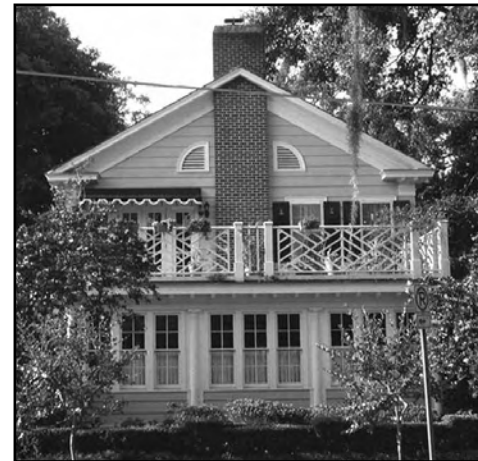
REVIVAL

All Styles in the Classical Revival category are based on local historical examples or appropriate precedents.

Local examples in this category are predominantly formal homes with emphasis on simple massing, symmetrical façades, and highly detailed window, door, and eave elements.



1



2



3



4



5

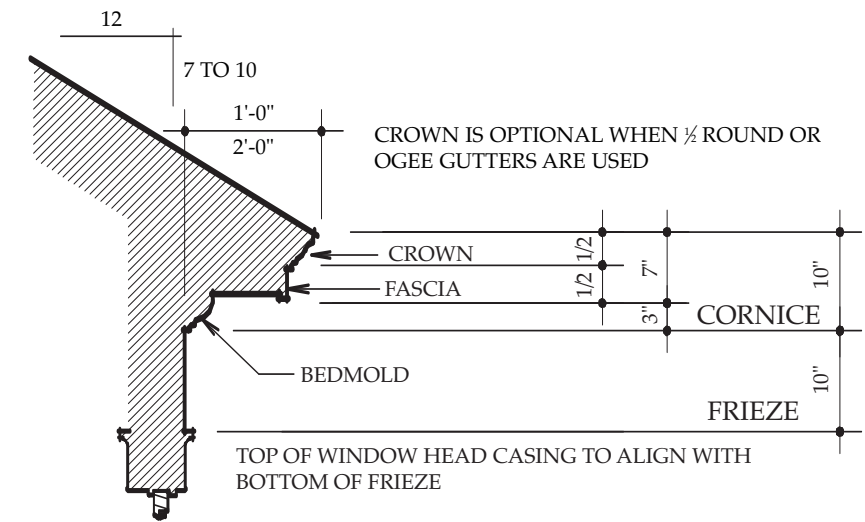


6

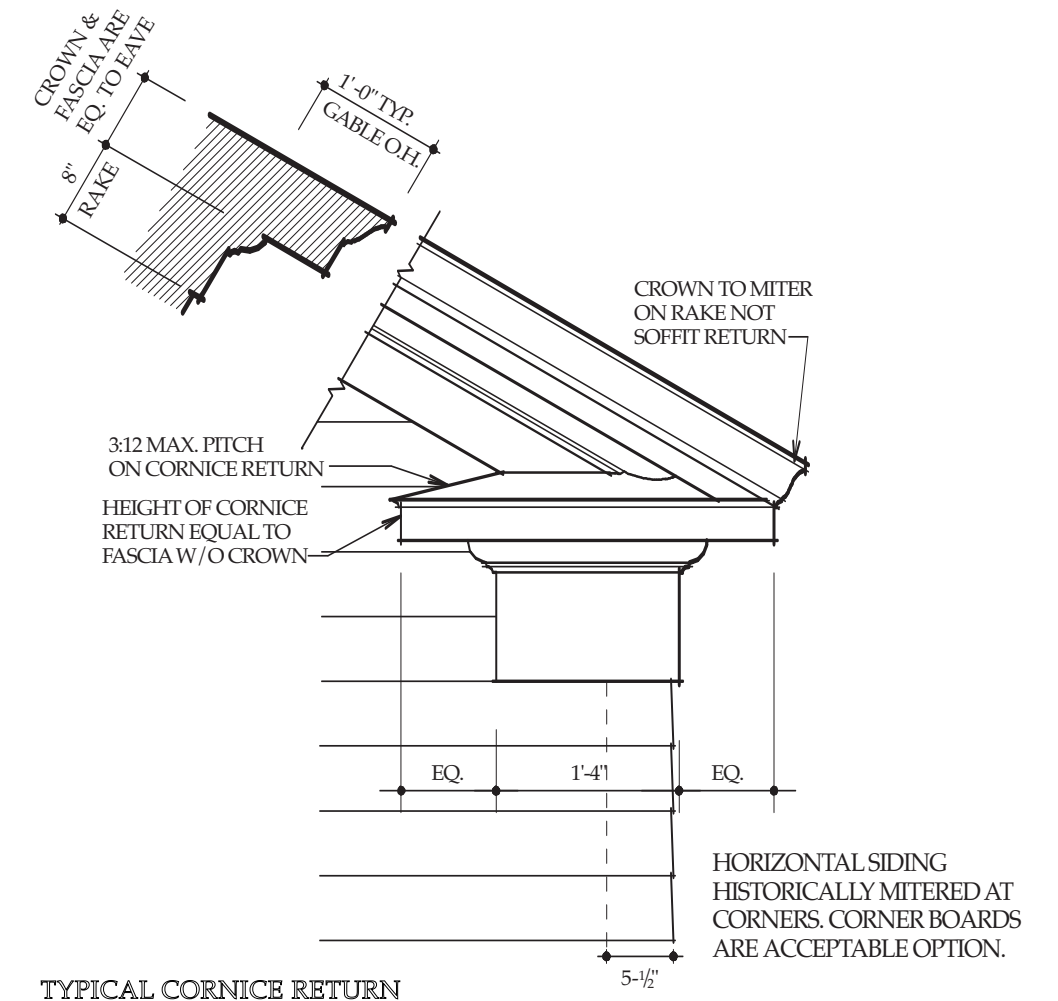
COMMON ELEMENTS

1. Simple rectangular volumes are combined creating a main body and side wings.
2. Roofs are simple forms with pitches from 7:12 to 10:12. Gable, hip (Colonial Revival) and Gambrel (Dutch Colonial) are appropriate.
3. Eaves are less embellished than Classical eaves, but elements such as the architrave and crown are options often taken. Overhangs in Orlando have been broadened to accommodate the climate.
4. Porches are most common as side wing elements and may be enclosed if porch detailing (columns, balustrade element, entablature) remains.
5. Entries are the most dramatic part of the façade. Single 6 panel doors with side lights and/or fanlight above are most common. This is contained by a pediment supported by pilasters or protruding out supported by columns.
6. Windows are double hung, vertical in proportion, and have many variations. Typical windows have multiple panes with a 6 over 1 muntin pattern. Variants include 3 over 1 and 6 over 6 patterns. Windows are sometimes brought together separated only by a mullion.

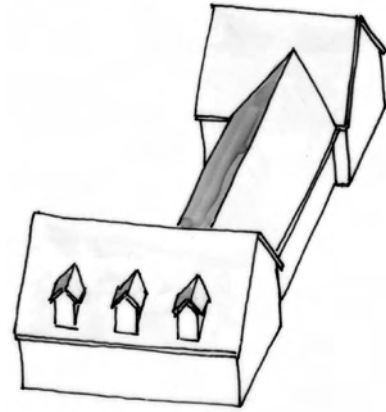
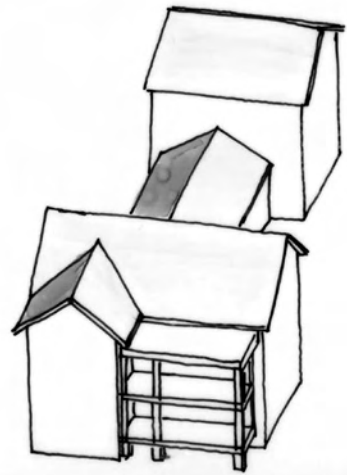
DIMENSIONS INDICATED PROVIDE PROPORTIONAL GUIDANCE. ACTUAL DIMENSIONS MAY VARY.



TYPICAL EAVE CONDITION



TYPICAL CORNICE RETURN



MASSING PRINCIPLES

The simple volumes of these styles are comprised of the Main Body with Add-on Elements such as appendages and wings. Each add-on element has its own roof form; i.e., a single roof does not encompass all of the additional elements. The smaller forms undulate as required to provide a formal balanced appearance in the overall massing. The offsets create elevation interest, a private zone or landscape opportunities that soften the edges between the public and private zones.

The Main Body is a rectangular mass with the long axis approximately one third longer than the short axis. When the short axis of the main body exceeds two-thirds of the length of the long axis, the roof should be a hip roof in lieu of a gable roof.

BASIC FORMS:

Both styles typically have the long axis parallel with the street. Side wings decrease in scale from the main body and usually incorporate a side porch, porte cochere, and/or simple one story enclosed space.

BAY SPACING

The main body is dissected into 3 or 5 implied bays. The entry is almost always centered on the main body.

ROOFS

One or two story roofs:

Colonial Revival 7:12 to 10:12

Dutch Colonial 4:12 to 7:12 and 18:12 to 20:12

CEILING HEIGHTS

Colonial Revival:

First floor 9'-0" to 11'-0".

Second floor 9'-0" to 10'-0".

Dutch Colonial:

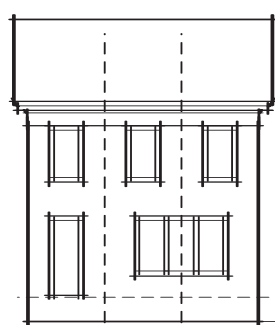
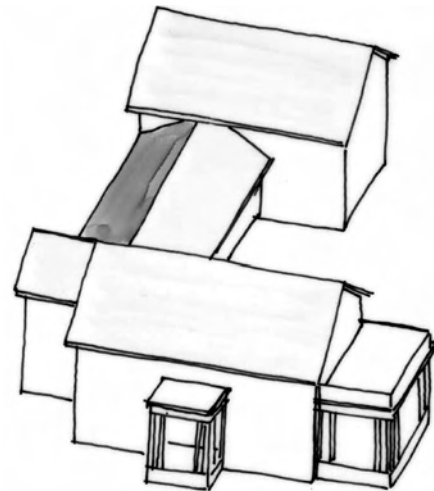
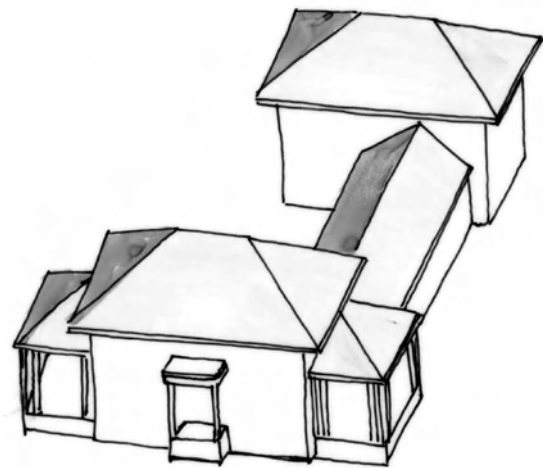
First floor 9'-0" to 10'-0".

Second floor 8'-0" to 9'-0".

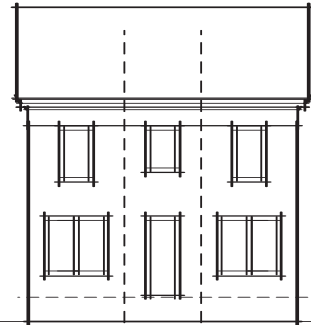
FINISHED FLOOR ELEVATION

2'-6" minimum above grade.

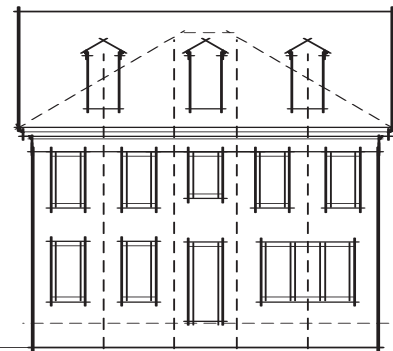
DIMENSIONS INDICATED PROVIDE PROPORTIONAL GUIDANCE. ACTUAL DIMENSIONS MAY VARY.



24' 3 BAY FACADE WITH SIDE GABLES AND OFF CENTER ENTRY



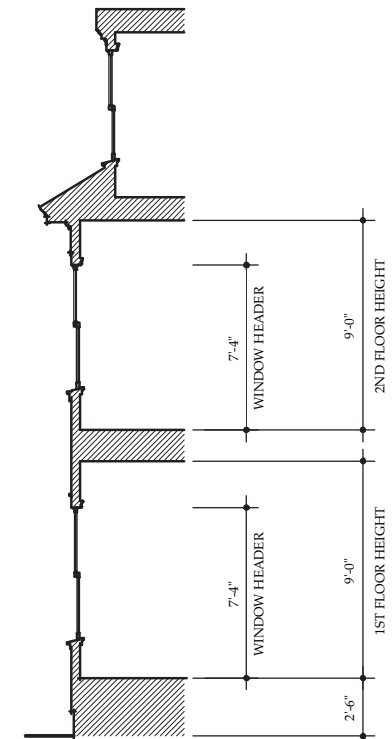
28' TO 32' 3 BAY FACADE WITH SIDE GABLES AND CENTER ENTRY CENTER BAY IS TYPICALLY 80% THE SIZE OF THE OUTER BAYS



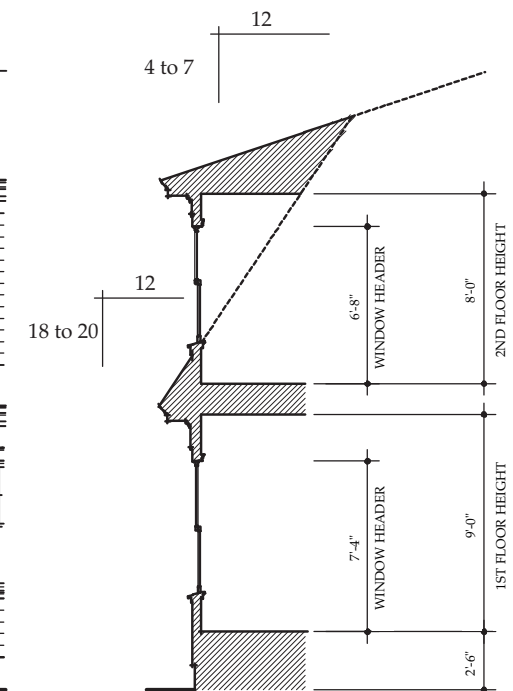
32' TO 40' 5 BAY FACADE WITH SIDE GABLES OR HIP ROOF AND CENTER ENTRY CENTER BAY IS TYPICALLY 80% THE SIZE OF OUTER BAYS



COLONIAL REVIVAL



DUTCH COLONIAL





1



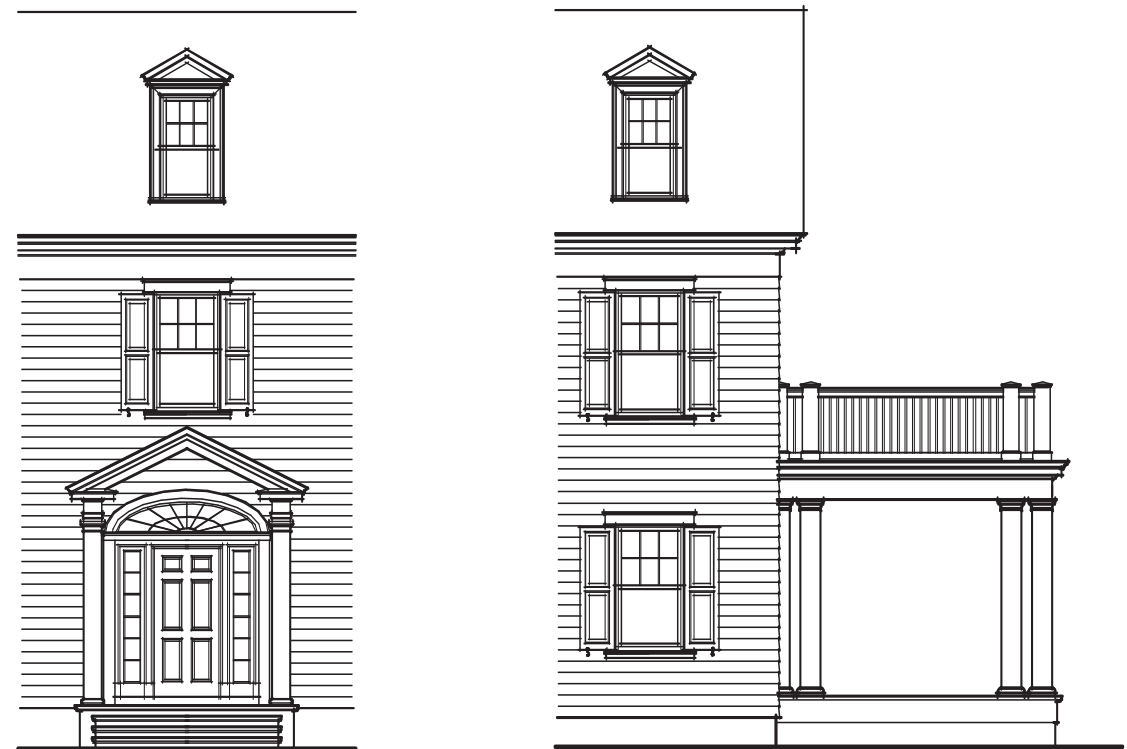
2

Additive elements to the Colonial Revival and Dutch Colonial styles include porches and porticos.

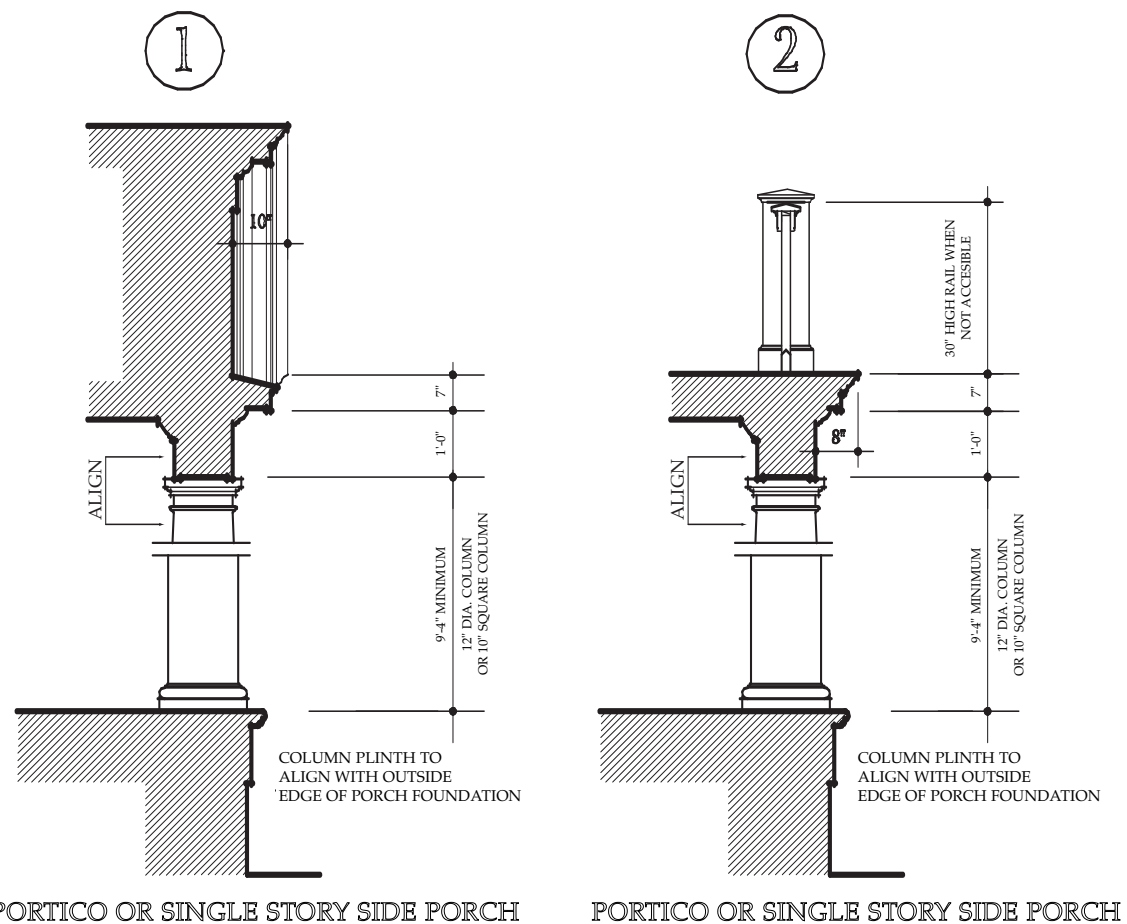
Porches in these styles should maintain a vertical proportion within each column bay.

The predominant porch conditions are:

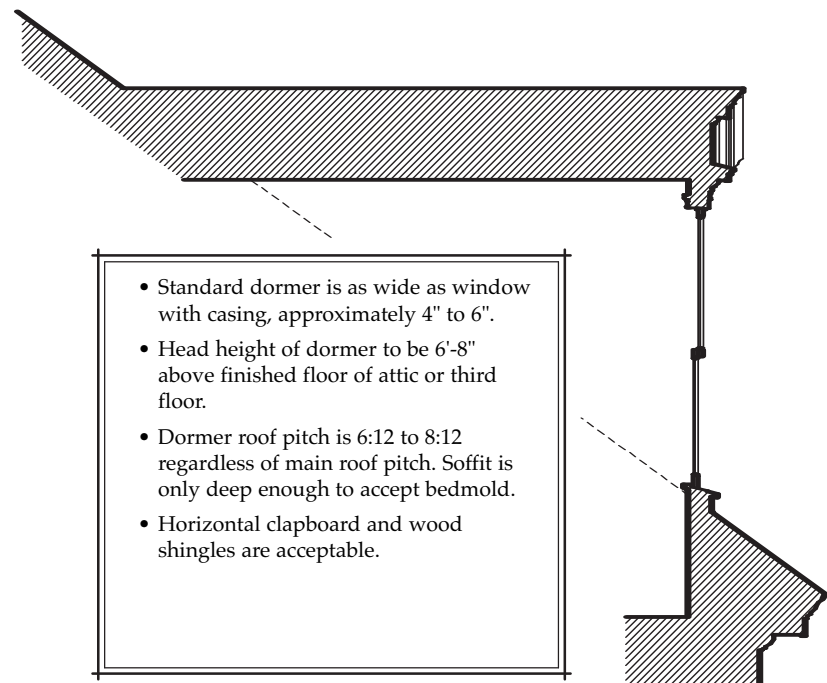
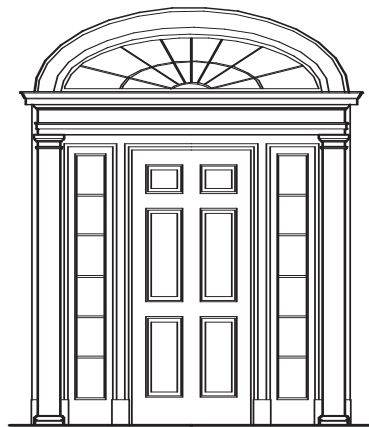
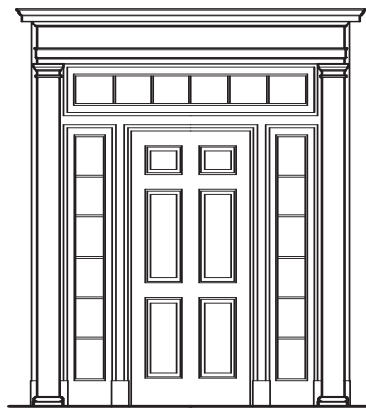
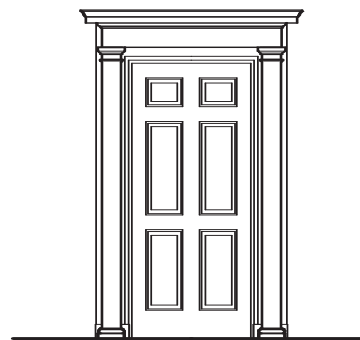
1. The single story portico with pediment is typical for a single bay entry. Review massing for bay spacing.
2. Flat roof porch or portico with balustrade is typical for a single bay entrance or a side wing porch.



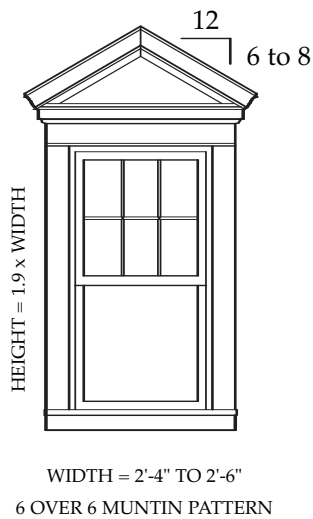
DIMENSIONS INDICATED PROVIDE PROPORTIONAL GUIDANCE. ACTUAL DIMENSIONS MAY VARY.



Revival entries are the most detailed elements of the home. Many of the details and proportions have been carried over from the earlier Georgian and Greek Revival periods.



- Standard dormer is as wide as window with casing, approximately 4" to 6".
- Head height of dormer to be 6'-8" above finished floor of attic or third floor.
- Dormer roof pitch is 6:12 to 8:12 regardless of main roof pitch. Soffit is only deep enough to accept bedmold.
- Horizontal clapboard and wood shingles are acceptable.



ROOFING

- Fiberglass asphalt shingles, typically black
- Standing seam metal, typically black

WALLS

- Clapboard, 6" to 8" exposure
- Wood mold or similar brick veneer in common, English, or Flemish bond
- Smooth plaster finish stucco

LINTELS

- Brick, stone, pre-cast concrete with smooth face and flush with veneer

COLUMNS

- Doric is most common

RAILINGS

- Square balusters
- Turned balusters

SHUTTERS

- Paneled, louvered, and board on board installed with hinges and shutter dogs.
- Silhouette cutout are common on upper panel.

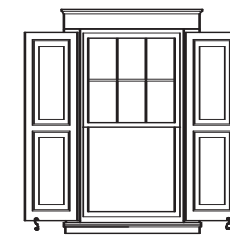
GUTTERS

- Half round gutter and smooth, round downspouts with metal finish or ogee profile with smooth, round or smooth, rectangular downspouts

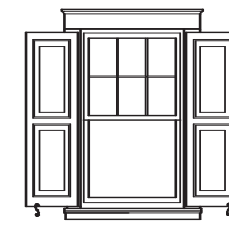
CHIMNEYS

- Brick or stucco only

DIMENSIONS INDICATED PROVIDE PROPORTIONAL GUIDANCE. ACTUAL DIMENSIONS MAY VARY.

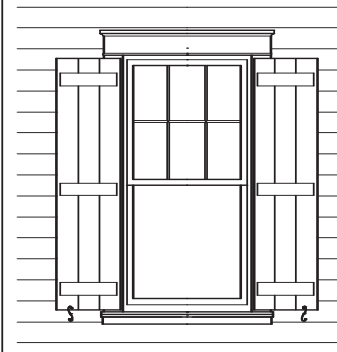


FIRST FLOOR
6 OVER 1
WIDTH = 2'-6" TO 3'-0"
HEIGHT = 2.0 x WIDTH

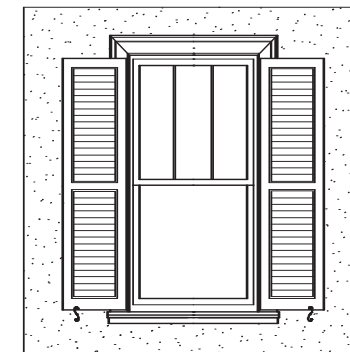


SECOND FLOOR
6 OVER 1
WIDTH = 2'-6" TO 3'-0"
HEIGHT = 1.9 x WIDTH

Shutters to be or appear operable. Size to be half the width of window sash. Louvered shutters have louvers angled in the open position. Shutter dogs to be installed at bottom of shutter. Hinges shall also be installed.



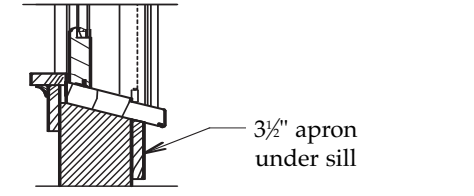
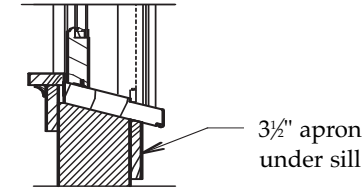
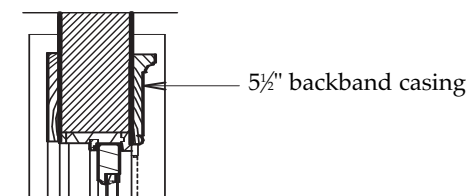
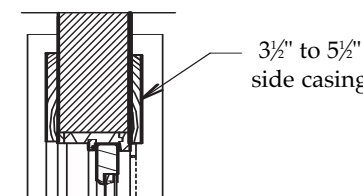
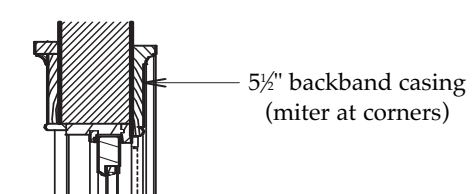
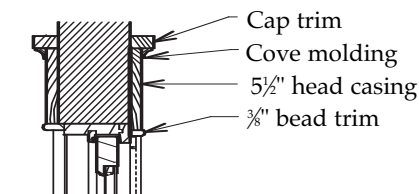
6 over 1 window and board on board shutters with 6" clapboard siding



3 over 1 window, backband casing, and louvered shutters with sand finish stucco



Mullion window has 5/8" trim (mullion) between frames. Double or triple mullion windows are acceptable.





Typical 5 bay (32'-0" to 40'-0") with unique entry condition. This entry is considered an acceptable alternate to a standard entry.



Dutch Colonial balanced by enclosed porch on left and porte cochere on right. Notice the entry with the bracketed eyebrow.



Typical 3 bay home (28' to 32') with entry portico.



"Four Square" homes come in many different styles often incorporating many design elements from more than one style in the home. This design has been popular due to its adaptation to many styles and for its practicality.



Corner lot conditions can provide interest on a side elevation utilizing massing combinations and window rhythms. Notice the design and placement of the chimney.



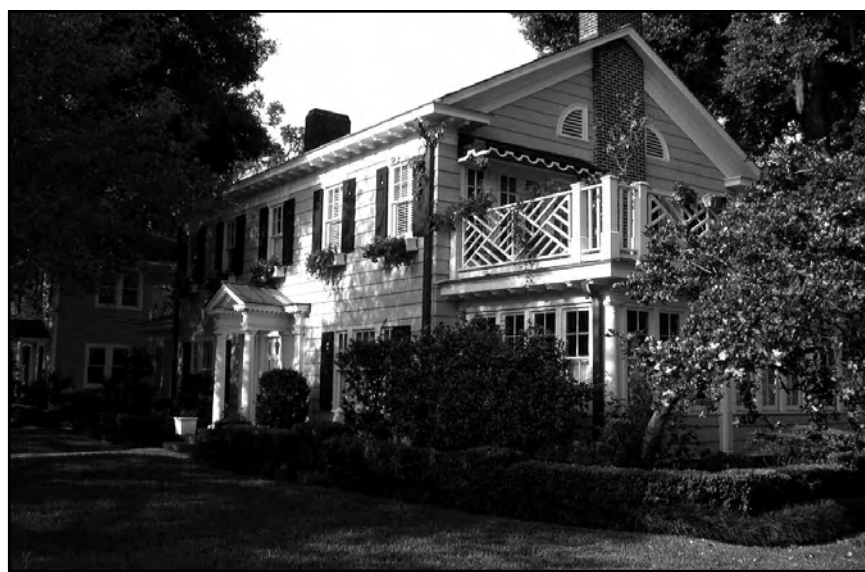
Stucco 5 bay with triple window configuration accentuating the entry.



Shallow portico encases entry door, sidelights and transom.



3 bay Dutch Colonial.



Flower boxes and railing design over enclosed porch add character to an otherwise typical Colonial Revival style house.



Portico covers entry door only with sidelights encased with pilasters.



The pediment over the entry is extended out creating a portico for protection from the elements, which is preferable in Orlando.

GREEK REVIVAL



Simple massing, heavy detailing and clapboard siding make this style achievable in any size home. Narrow main body massing allows for placement on more urban lot types and side wings provide the substance for the larger lots.

GEORGIAN



Homes in this style are landmarks within the neighborhood. Typically they have broad massing with brick veneer main bodies, slate or shingle roofs and highly detailed eaves, more so than Greek Revival.

CLASSICAL

All Styles in the Classical Revival category are based on local historical examples or appropriate precedents.

Local examples in this category are predominately formal homes with emphasis on simple massing, symmetrical façades, and highly detailed leave, window, and door elements. Homes lacking this type of detail and mass may have been thought of as “Classical” but would, for our purposes, fall under the “Revival” category and follow the guidelines appropriate to that style.



1



2



3



4



5

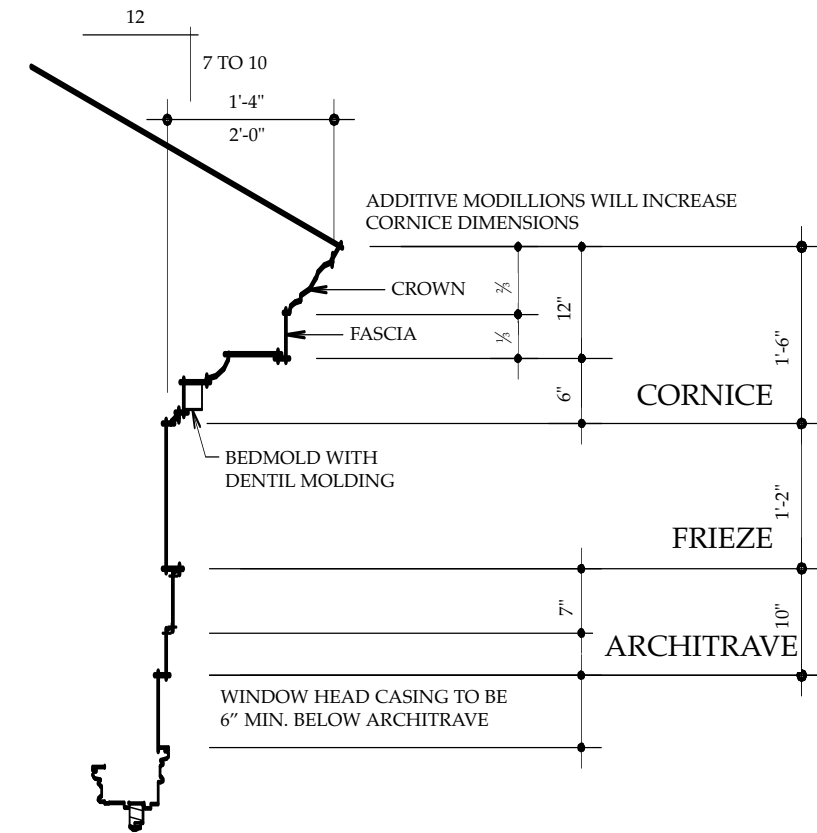


6

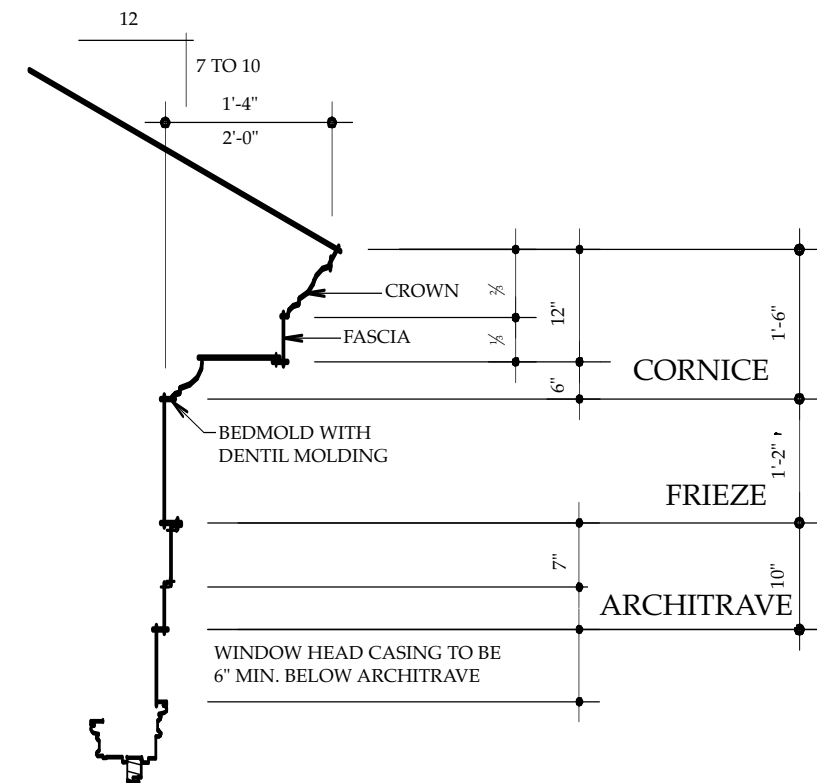
COMMON ELEMENTS

1. Simple rectangular volumes are combined creating a main body and side wings.
2. Roofs are simple forms with pitches ranging from 6:12 (Greek Revival) to 7:12 through 10:12 (Georgian). Gable and hip roofs are appropriate.
3. Eaves are a crucial element of these styles and must be represented carefully. Proportions of eaves are similar to the porch entablature, in that the eave size relates directly to the scale of the mass below it.
4. Porches are either added elements or integral with the main body roof. Appropriate orders for these styles are Doric, Ionic and Corinthian.
5. Entries are typically centered on the front façade, or off centered with the three bay Greek Revival. Doors are solid four-panel or six-panel, with transom light above and side lights on both sides.
6. Windows to be single or double hung, have vertical proportions, and muntin patterns of 9 over 9, 6 over 9, or 6 over 6. Georgian homes often have 12 over 12 muntin patterns. All windows on each floor shall have the same head height and similar proportion. Windows on first floor are taller than windows on second floor.

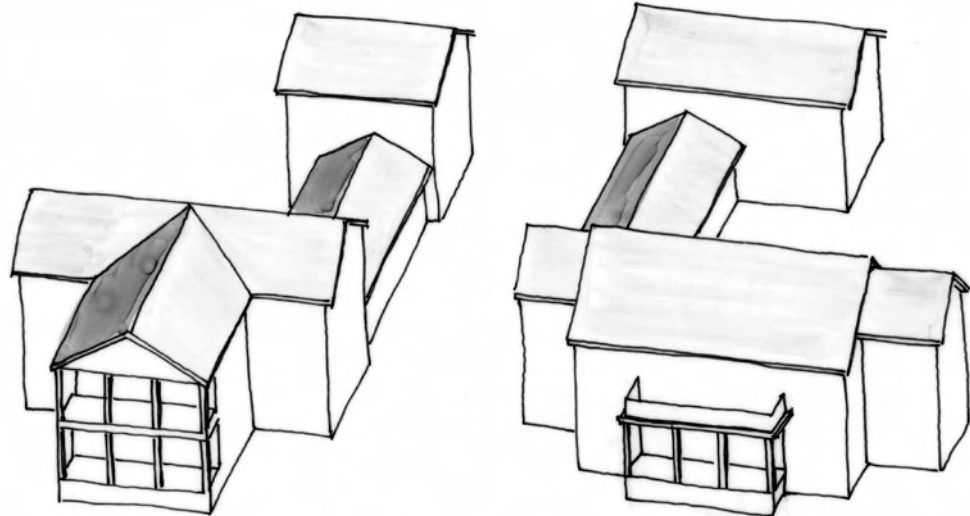
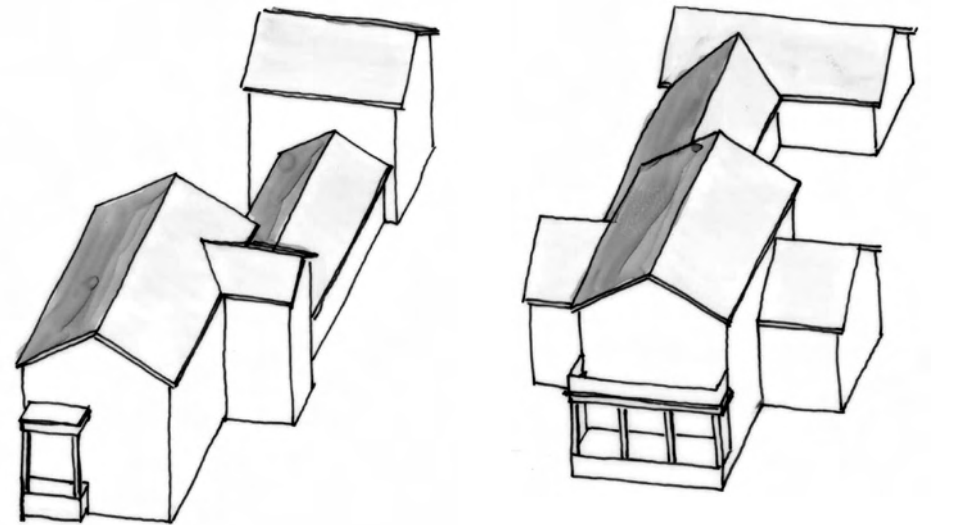
DIMENSIONS INDICATED PROVIDE PROPORTIONAL GUIDANCE. ACTUAL DIMENSIONS MAY VARY.



GEORGIAN: 2 STORY EAVE CONDITION



GREEK REVIVAL: 2 STORY EAVE CONDITION



MASSING PRINCIPLES

The simple volumes of these styles are comprised of the Main Body with Add-on Elements such as appendages and wings. Each add-on element has its own roof form; i.e., a single roof does not encompass all of the additional elements. The smaller forms undulate as required to provide a formal balanced appearance in the overall massing. The offsets create elevation interest, a private zone or landscape opportunities that soften the edges between the public and private zones.

The Main Body is a rectangular mass with the long axis approximately one third longer than the short axis. When the short axis of the main body exceeds two-thirds of the length of the long axis, the roof should be a hip roof in lieu of a gable roof.

BASIC FORMS:

Georgian homes typically have the long axis parallel with the street without a major porch element added to the façade, but do include side wing porches. There are many variants to this style that allow all types of entry and porch conditions.

Greek Revival homes typically have the short axis parallel to the street with an additive portico or a two story with the main body roof integral with the porch.

BAY SPACING:

The main body mass is dissected into three or five implied bays. Window, entry, and column elements work within these implied bays. Main bodies 22'-0" through 32'-0" will have three equal bays. Main bodies 32'-0" through 40'-0" will have five bays, where the center bay varies in size.

ROOFS:

- One or two story gable or hip roofs
- Georgian: 7:12 to 10:12 pitch
- Greek Revival: 6:12 to 8:12 pitch

CEILING HEIGHTS:

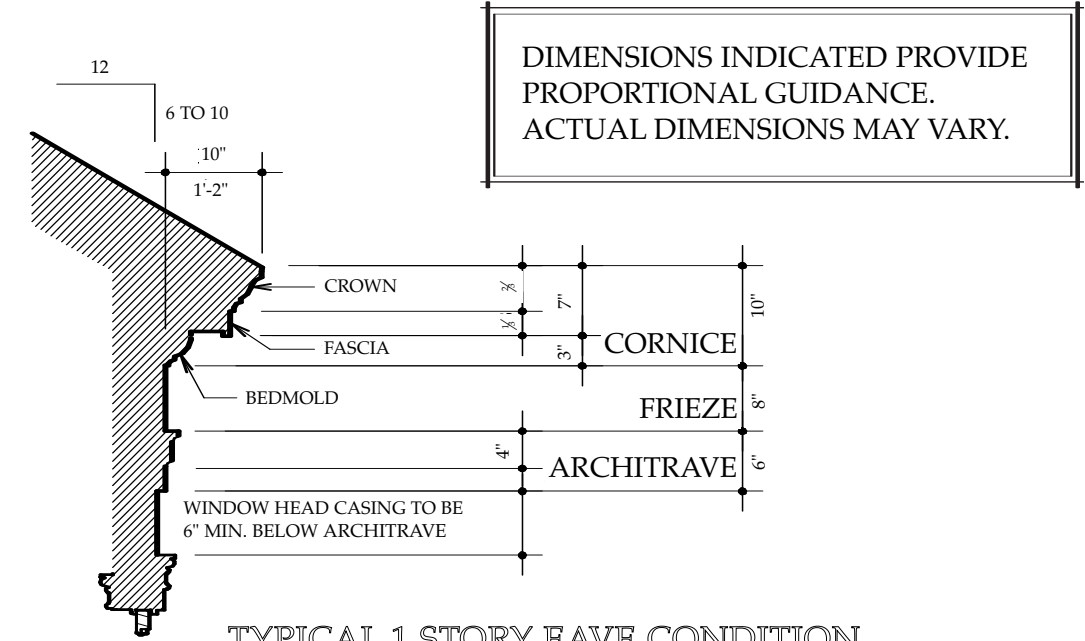
- First floor: 10'-0" to 11'-0"
- Second floor: 9'-0" to 10'-0"

FINISH FLOOR ELEVATION:

- 3'-0" above grade

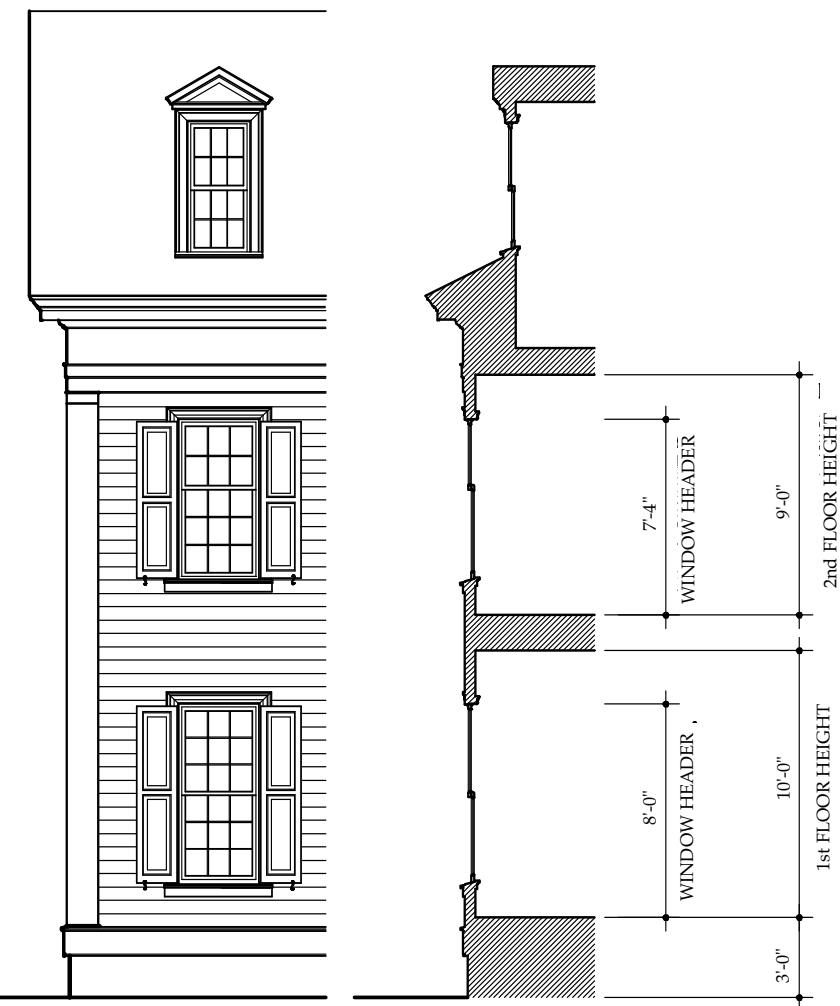
SIDE WINGS:

- Smaller than the main body
- Roofs are of equal pitch or flat

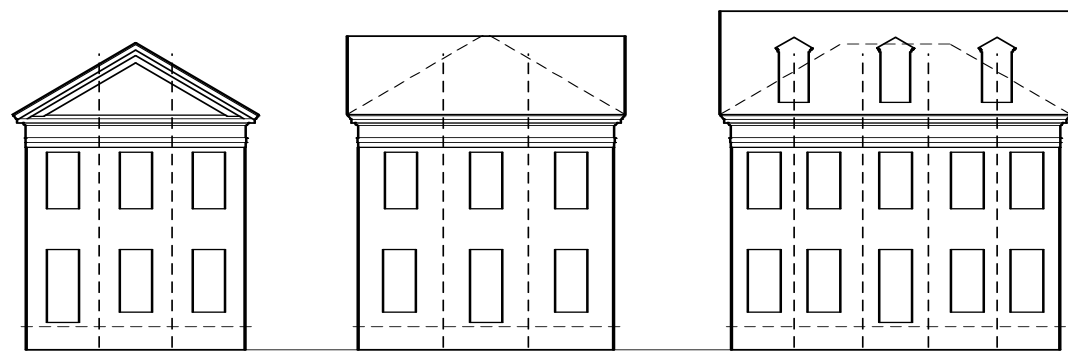


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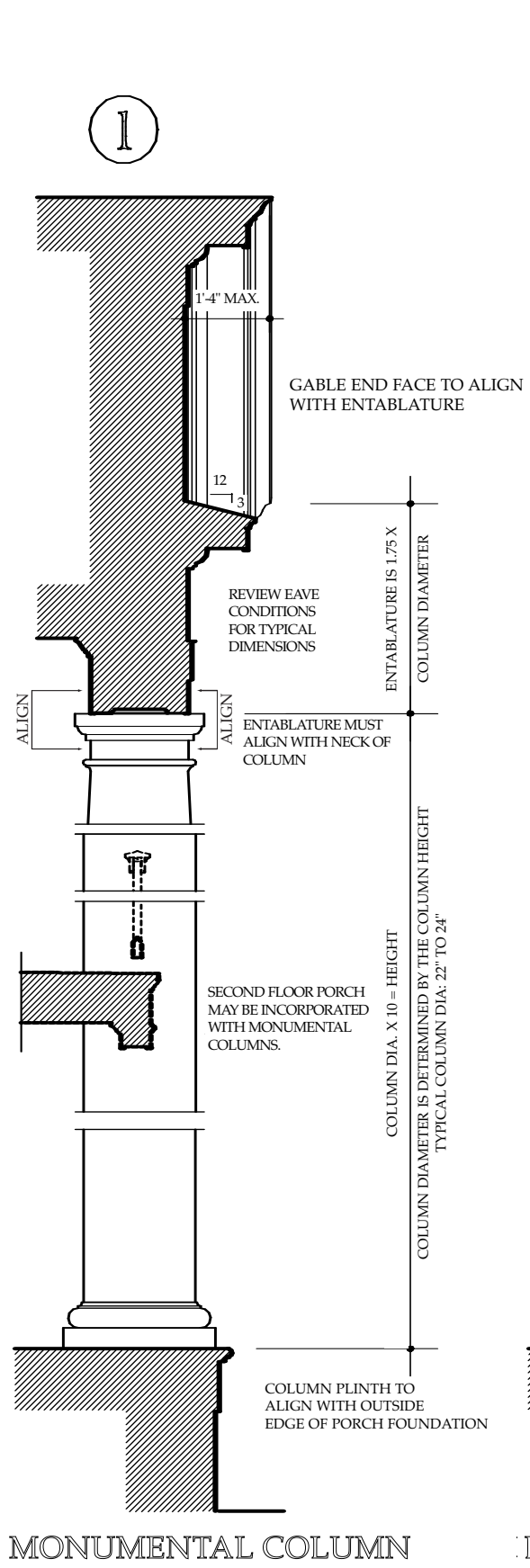
TYPICAL 1 STORY EAVE CONDITION



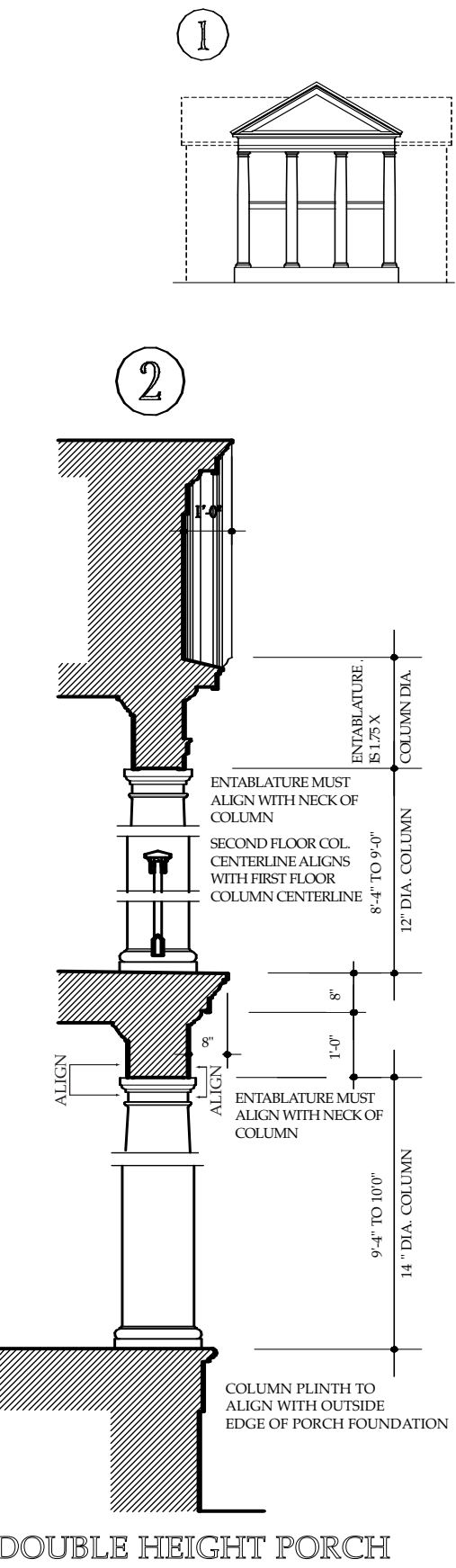
TYPICAL 2 STORY SECTION



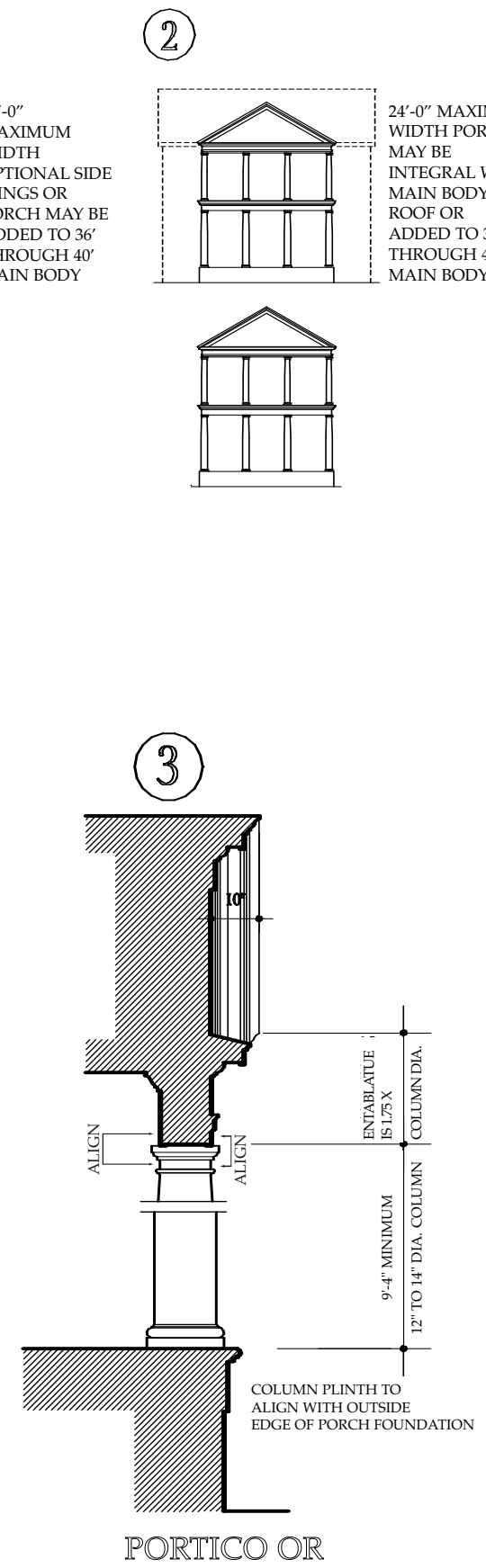
24' 3 BAY FAÇADE TYPICALLY GREEK REVIVAL WITH STREET FACING PEDIMENT
 28' TO 32' 3 BAY FAÇADE MAYBE GEORGIAN WITH HIP OR SIDE GABLES, OR GREEK REVIVAL WITH STREET FACING PEDIMENT
 32' TO 40' 5 BAY FAÇADE TYPICALLY GEORGIAN WITH SIDE GABLES AND DORMERS IF THIRD FLOOR IS UTILIZED OR WITH HIP ROOF



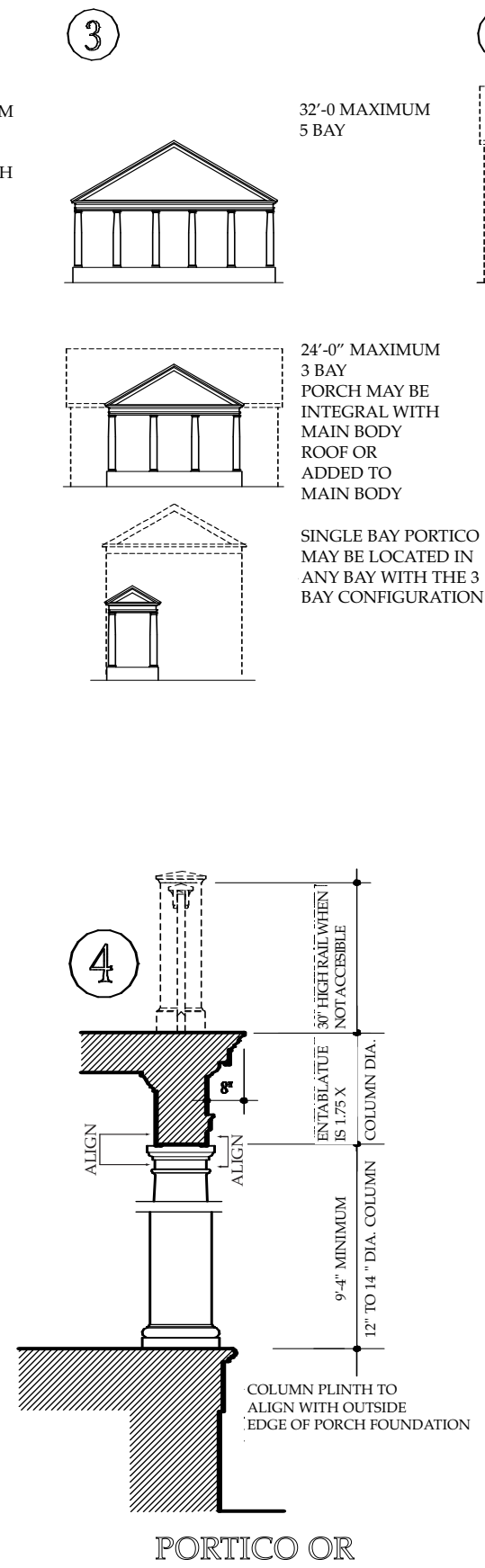
MONUMENTAL COLUMN



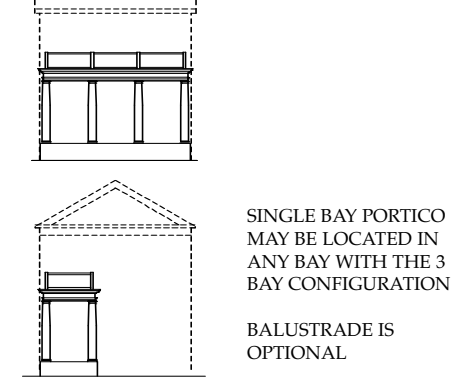
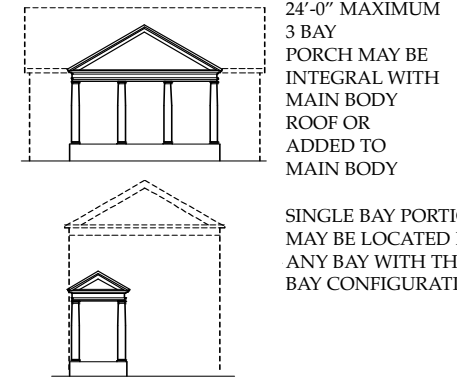
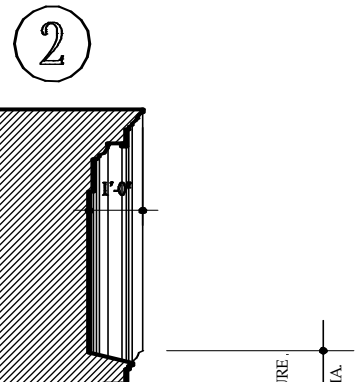
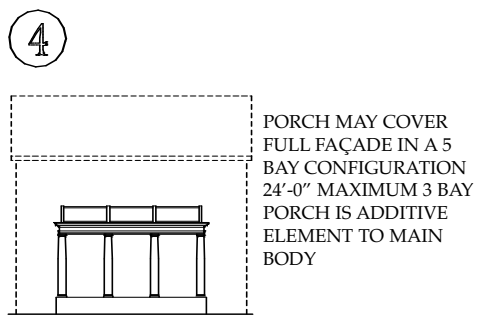
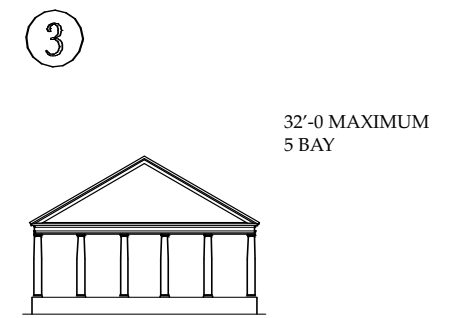
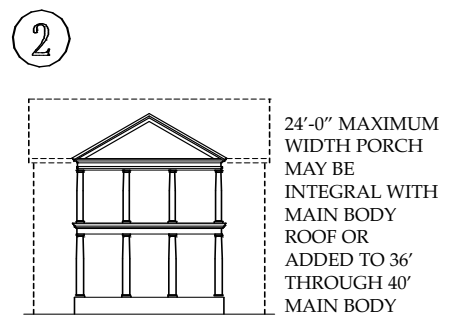
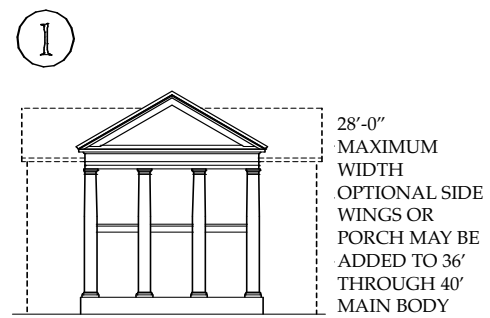
DOUBLE HEIGHT PORCH



PORTICO OR SINGLE STORY PORCH

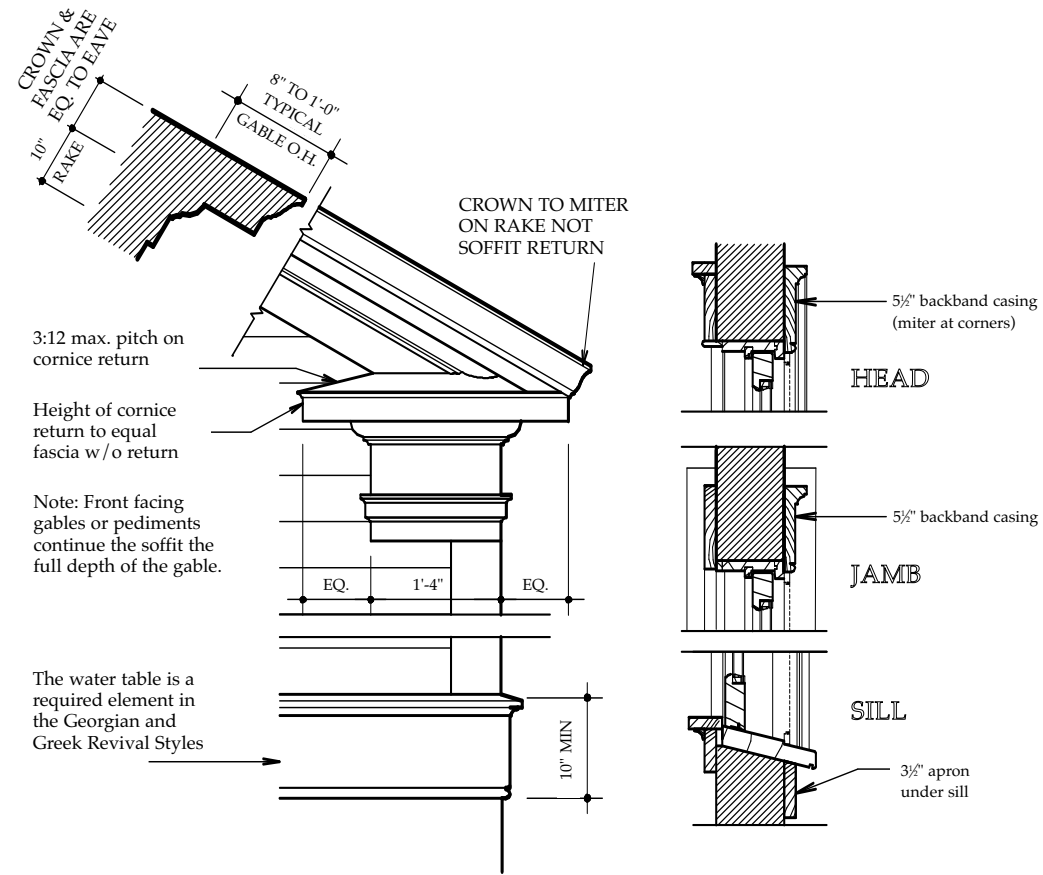


PORTICO OR SINGLE STORY PORCH



Additive elements to the Georgian and Greek Revival styles include porches and porticos. Porches in these styles should maintain a vertical proportion overall and within each column bay.

- The predominant porch conditions are:
1. The monumental column is typically used within the Greek Revival style where the gable end of the main body roof extends beyond the front façade a minimum of 10'-0"
 - Maximum width for 3 bay: 28'-0"
 - Maximum width for 5 bay: 38'-0"
 2. The two story gable end porch is less massive than the monumental column condition allowing smaller scaled homes the amenity of a covered porch on the second floor. Due to the reduced vertical proportion this porch is limited the 24'-0" in the bay configuration.
 3. The single story gable end porch is typical for a single bay entry or integral with the roof or a single story home as a full façade front porch. Review massing for bay spacing
 4. Flat roof porch or portico with optional balustrade is typical for a single bay entrance or a three bay porch.



TYPICAL GABLE END CONDITION

WINDOW DETAIL

MATERIALS

ROOFING

- Fiberglass asphalt shingles, typically black
- Standing seam metal, typically black

WALLS

- Clapboard, 4" to 6" exposure
- Cornerboards, 3/4" x 6" minimum with detailed outside corner, typically white
- Wood mold or similar brick veneer in common, English, or flemish bond.
- Smooth plaster finish stucco

LINTELS

- Brick, stone, pre-cast concrete with smooth face and flush with veneer

COLUMNS

- All classical orders apply, white

RAILINGS

- Square balusters
- Turned balusters
- Wrought iron

SHUTTERS

- Paneled and/or louvered, installed with hinges and shutter dogs

GUTTERS

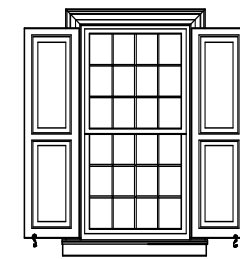
- Half round and round downspouts with metal finish

CHIMNEYS

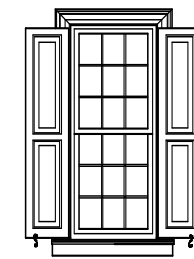
- Brick or stucco only

COLORS

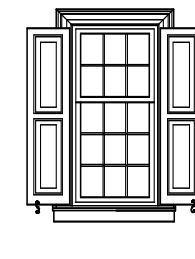
- Homes clad with clapboard are predominantly white. Other muted colors are acceptable.



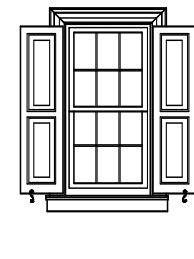
12 OVER 12
WIDTH = 2'-6" TO 3'-0"
HEIGHT = 2.0 x WIDTH
TYPICAL TO GEORGIAN



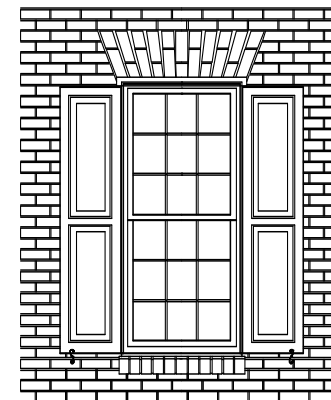
9 OVER 9
WIDTH = 2'-6" TO 3'-0"
HEIGHT = 2.25 x WIDTH



6 OVER 9
WIDTH = 2'-6" TO 3'-0"
HEIGHT = 2.0 x WIDTH

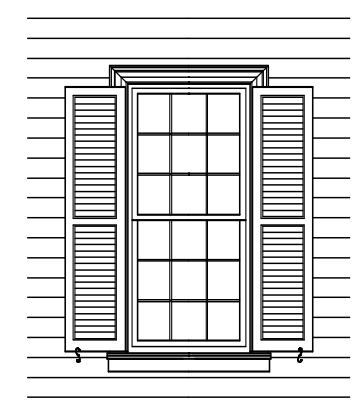


6 OVER 6
WIDTH = 2'-6" TO 3'-0"
HEIGHT = 1.9 x WIDTH

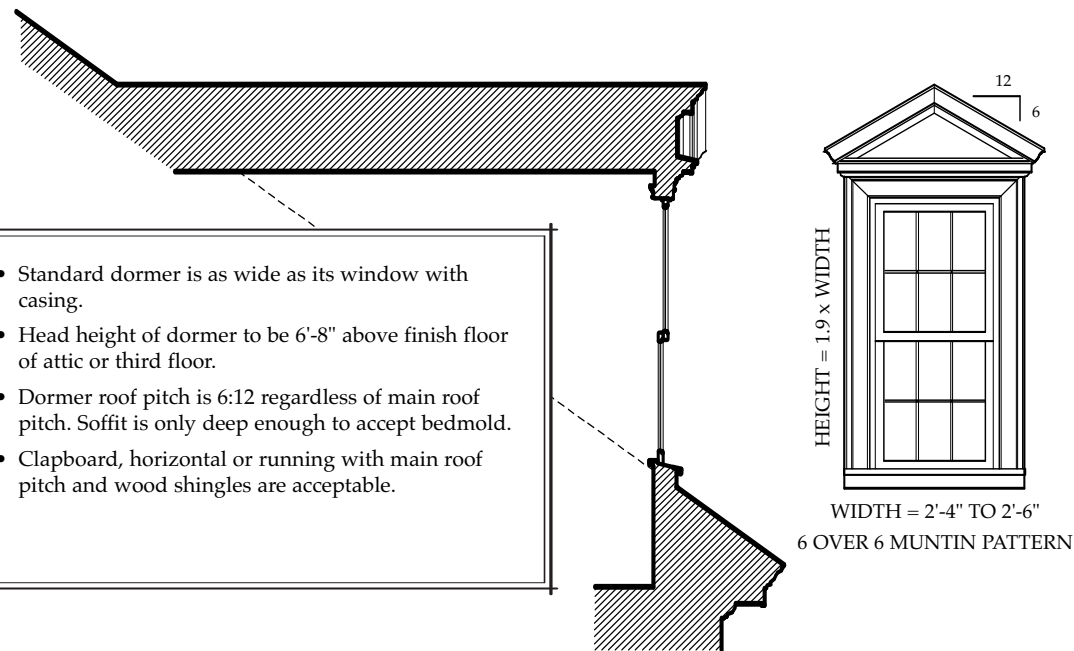


9 over 9 window and paneled shutters with brick veneer

Windows are double hung, have vertical proportions, and muntin patterns of 9 over 9, 6 over 9 and 6 over 6. Georgian homes often have 12 over 12 muntin patterns. All windows on each floor have the same head height and are similar in proportion. Windows on first floor are taller than windows on the second floor. Shutters shall be or appear to be operable. Size is one half the width of window sash. Louver shutters have louvers angled up in the open position. Shutter dogs are installed at bottom of shutter.

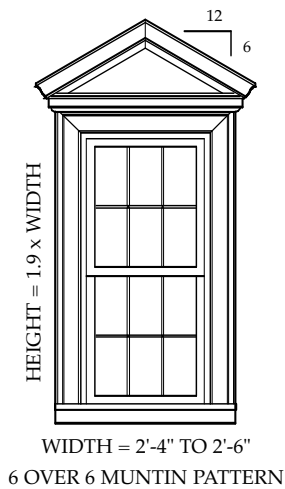


9 over 9 window and louvered shutters with 4" to 6" clapboard



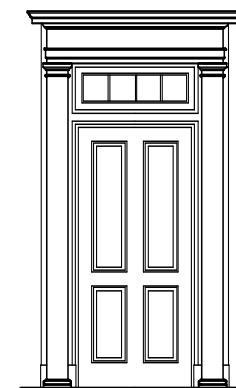
DORMER DETAIL AND ELEVATION

- Standard dormer is as wide as its window with casing.
- Head height of dormer to be 6'-8" above finish floor of attic or third floor.
- Dormer roof pitch is 6:12 regardless of main roof pitch. Soffit is only deep enough to accept bedmold.
- Clapboard, horizontal or running with main roof pitch and wood shingles are acceptable.

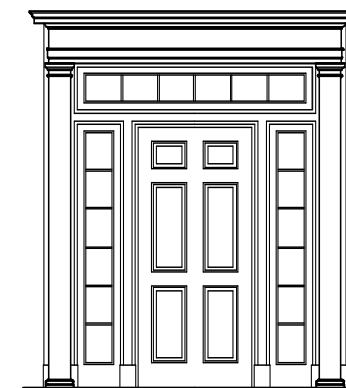


6 OVER 6 MUNTIN PATTERN

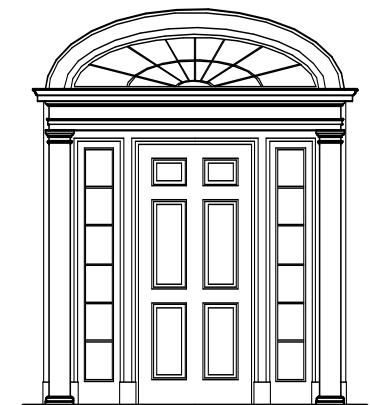
DIMENSIONS INDICATED PROVIDE PROPORTIONAL GUIDANCE. ACTUAL DIMENSIONS MAY VARY.



GREEK REVIVAL



GREEK REVIVAL



GEORGIAN

Entries are typically centered on the front façade or off-center with the three bay Greek Revival. Doors are solid four or six panel with transom light above and/or side lights on both sides.



Georgian home with a painted brick and pediment over entry.



Georgian/Neo-Classical home. Brick with white mortar.



Main street side can be considered the entry or front elevation.



3 bay gable end, single story.



5 bay gable end, single story.



3 bay double height porch attached to a 5 bay massing.



Appropriate Classical dormer.



Corner board terminates at frieze with cap and cove molding.



Typical entry condition within a covered porch.



An appropriately sized dormer for ventilation located on a side wing.



Entry incorporates elliptical fan light and balcony above.

ARTS & CRAFTS



Arts & Crafts homes are a unique feature in the community. This typically non-symmetrical Craftsman variant is larger and has more varied massing than the Bungalow.

BUNGALOW



The deep front porch, simple detailing, and open rafters give the Bungalow a casual essence. This style fits well on narrow lots and can easily adapt, with add-on side wings, to fit a larger lot.

PRAIRIE



Hip roofs with very broad boxed eaves, symmetrical facade, brick construction and extensive collection of casement windows give the Prairie Home a more formal expansive appearance than the Bungalow.

CRAFTSMAN

Styles in the Craftsman category are based on local historical examples or appropriate precedents.

Examples of Bungalow Craftsman homes are plentiful in the older sections of Orlando. These homes are distinctive due to their broad proportions and simple details which are massive and expressed. Pronounced window treatments, exposed framing, broad overhangs, and heavy beams are typical of Orlando's Craftsman architecture. The similar Arts and Crafts style, which has more elaborate detailing and more complex massing, is sporadic in Central Florida.



1



2



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4



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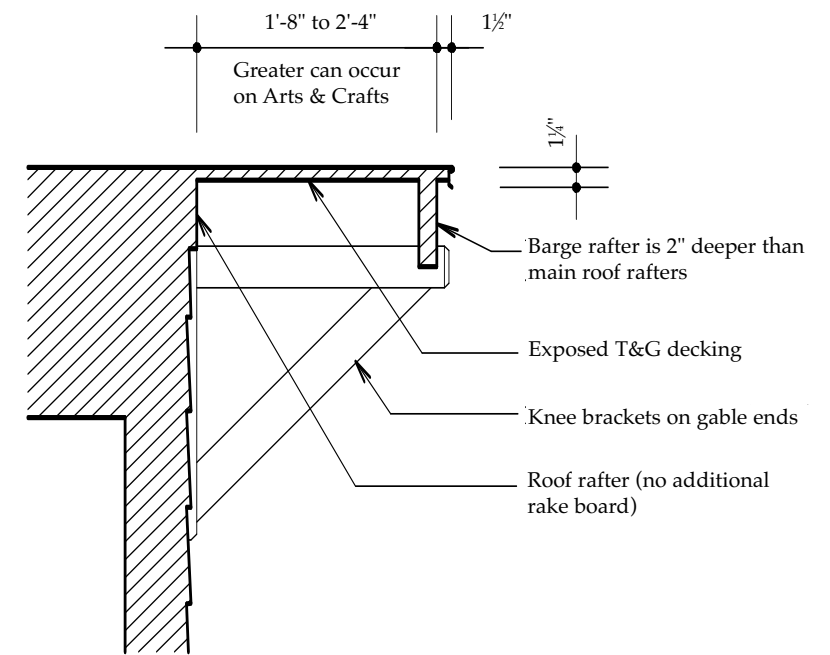


6

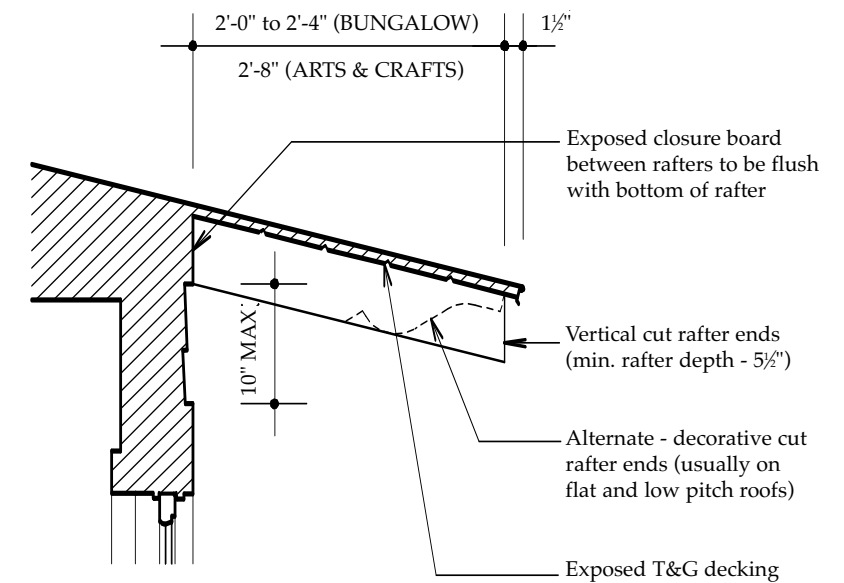
COMMON ELEMENTS

1. Main Body massing is typically a simple rectangle. Smaller add-on gable roof forms can be appended to the main body.
2. Gable roofs are very typical and are low to moderately pitched.
3. Eaves have broad overhangs with exposed rafters which can have either a vertical cut or decorative cut on the exposed ends. Knee brackets or stepped beams are used on the gable ends.
4. Wide and deep porches with a low beam line help to define the horizontal proportions of the Craftsman Style. Square columns are thick, usually tapered, and are supported by a massive column base. Railings or solid knee walls infill between the column bases. Lattice or louvered panels cover the porch crawl space.
5. Gable roof or shed roof dormers occur on 1½ and 2½ story homes.
6. Windows are wide-proportioned, single or double hung, with muntins on the upper sash only. Windows are placed symmetrically on the main body or symmetrically on the porch.

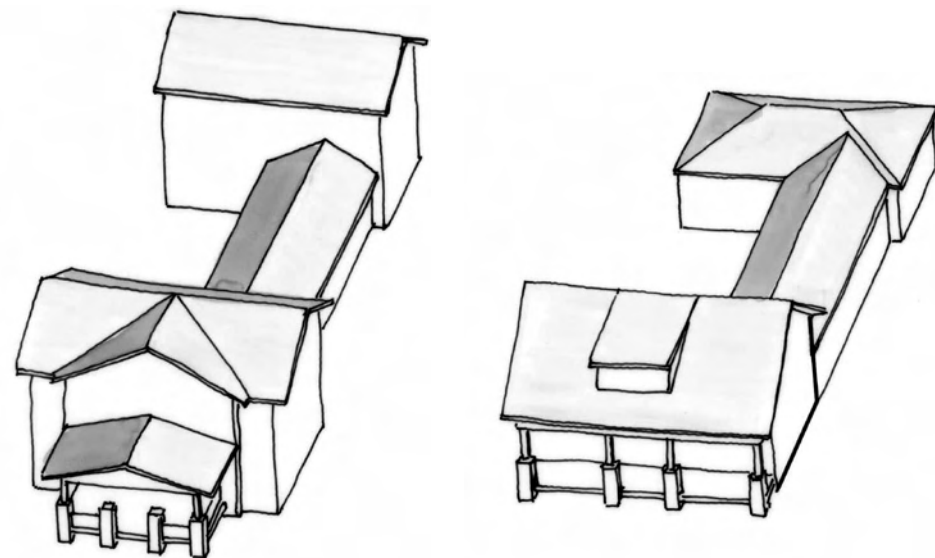
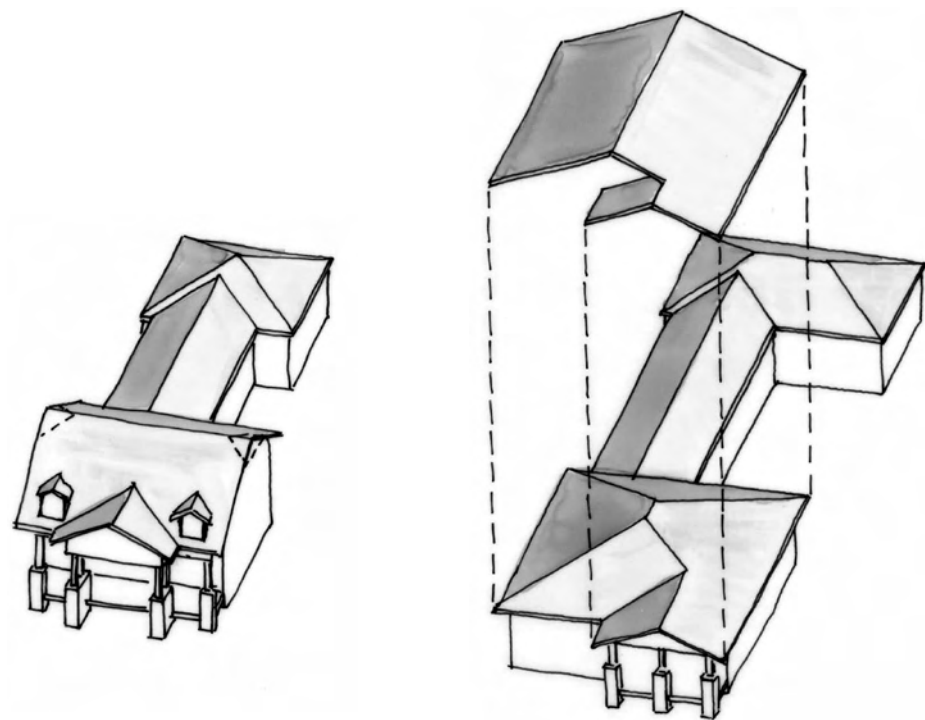
DIMENSIONS INDICATED PROVIDE PROPORTIONAL GUIDANCE. ACTUAL DIMENSIONS MAY VARY.



GABLE END DETAIL



TYPICAL EAVE DETAIL



MASSING PRINCIPLES:

- Simple broad massing
- Wide low beams to emphasize the horizontal lines
- Low pitched roofs with wide overhangs to emphasize the horizontal massing

BASIC FORMS:

- Rectangular (one or two story) either perpendicular or parallel to the street, with add on flat or gabled front porch.
- 1½ story rectangular (ridge parallel to street) with integral front porch.
- Cross gable roof (usually one story) with front porch integral with roof or as an add on.
- Rectangle with hip roof on Prairie style homes (with more complex add on forms).

ROOFS:

- One or two story gabled- 4:12 to 6:12 pitch
- One and one half story- 7:12 to 9:12 pitch (integral front porch may match main pitch, or break at front wall to a 3:12 or 4:12 pitch)

CEILING HEIGHTS:

- First floor 9'-0" to 10'-0"
- Second floor - 8'-0" to 9'-0"

PORCH ELEVATION:

- 2'-6" to 3'-4" above grade

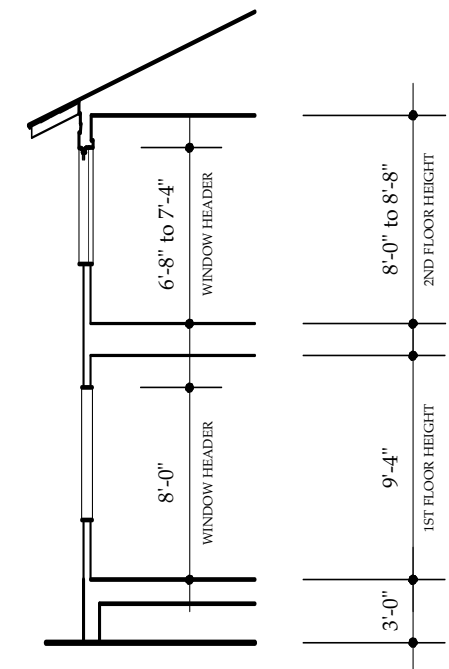
ADD ON ELEMENTS:

- Smaller than the main body
- Gable roofs of equal or lower pitch than the main roof
- Flat roofs with decorative cut rafters

DIMENSIONS INDICATED PROVIDE PROPORTIONAL GUIDANCE. ACTUAL DIMENSIONS MAY VARY.

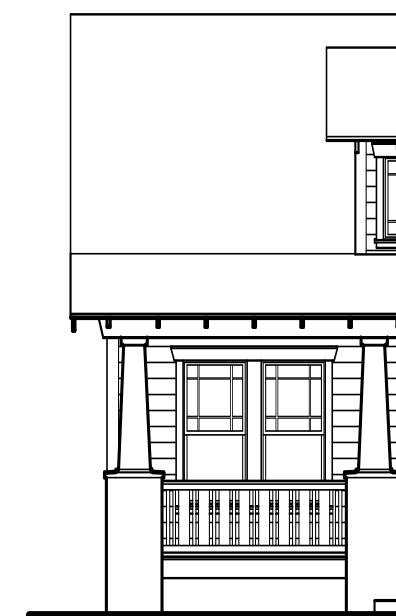


ELEVATION

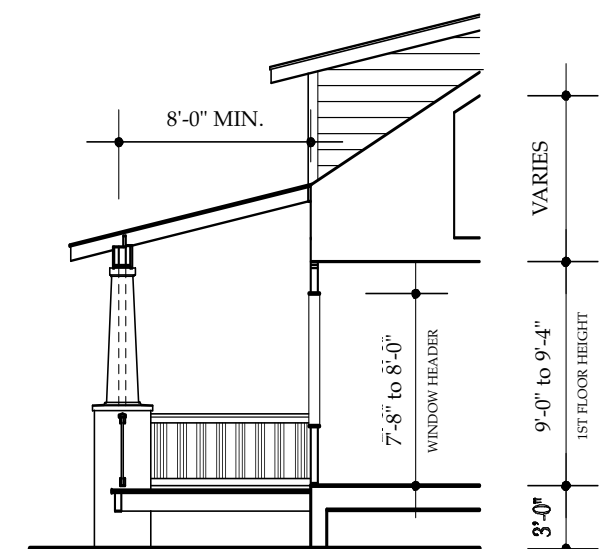


SECTION

TWO STORY

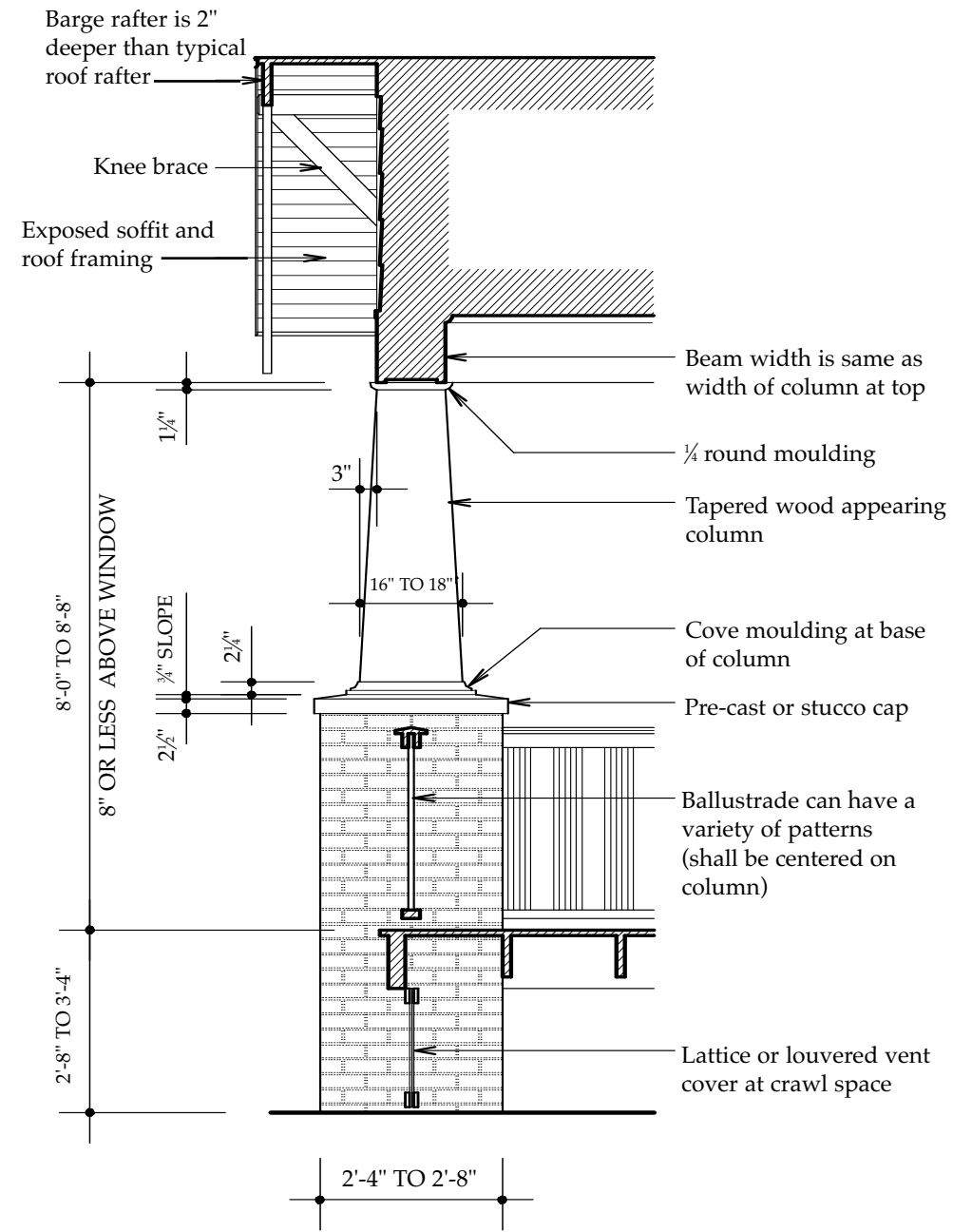


ELEVATION



SECTION

ONE STORY



PORCH SECTION DETAIL

PORCHES

The front porch is an essential element of all Craftsman style homes.

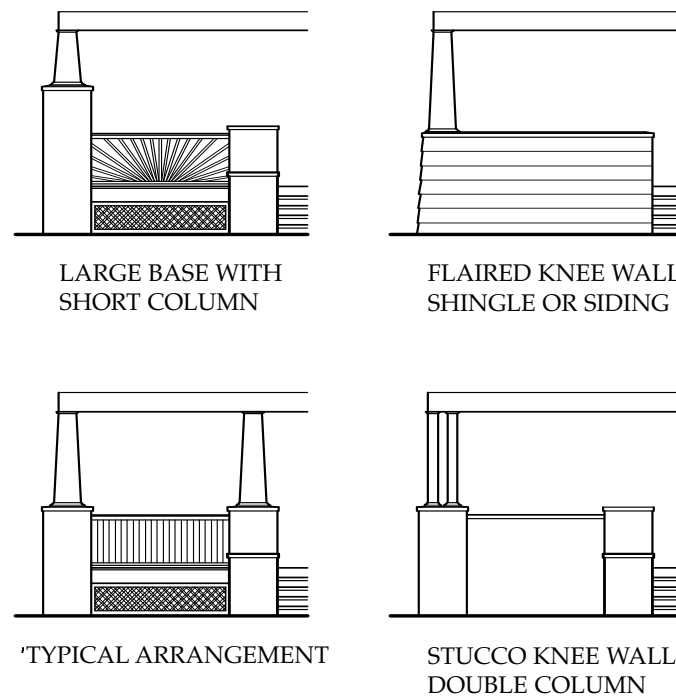
Porches are horizontal in proportion, and are a minimum of 1/2 the main body width, (usually 3/4 to full width).

Partial width porches are placed at the center of the main body or fully to one side.

Beam lines are low to emphasize the horizontal proportion. Bottom of beam is even with, or not more than 8" above, the windows.

These large porches are an extension of the living space and require a minimum depth of 8'-0".

DIMENSIONS INDICATED PROVIDE PROPORTIONAL GUIDANCE. ACTUAL DIMENSIONS MAY VARY.



COLUMN & RAILING VARIATIONS



ROOFING

- Shingles (often are patterned)
- Barrel tile (occasionally Prairie)

WALLS

- Lapped siding (7" to 8" pattern)
- Wood appearing shingles (7" to 8")
- Stucco
- Brick (occasionally used)
- Corner trim – 4" wide, 1½" thick (only used with siding)

COLUMNS

- Thick & square (usually tapered)
- Column base – 2'-4" to 2'-8" square (brick, cut stone, stucco, shingles)

RAILINGS

- Solid knee wall to match column base
- Open, heavy wood appearing rail with regular or irregular pattern

FOUNDATIONS

- Brick, cut stone, or stucco (occasionally flared at bottom)

CHIMNEYS

- Material to match column base
- On outside (not integral with wall)

BRACKETS

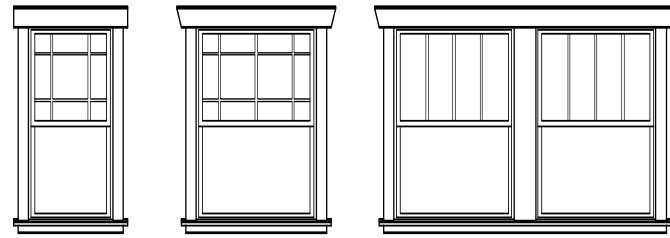
- Wood appearing stepped beam
- Heavy timber knee brace

SHUTTERS

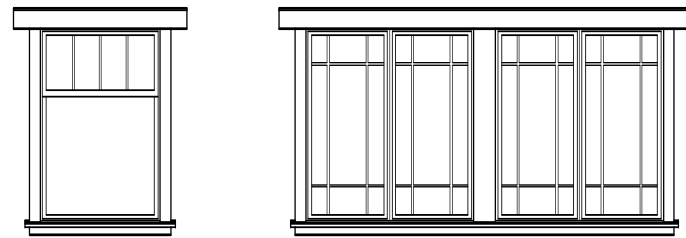
- Not used

GUTTERS

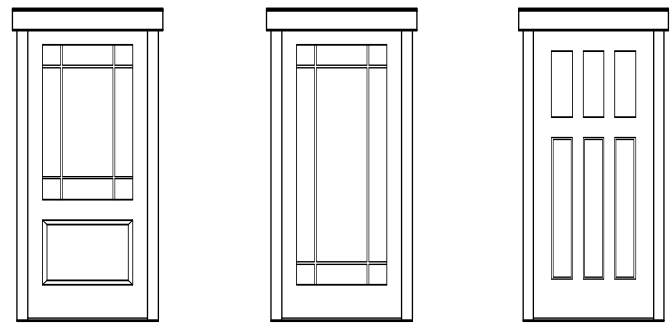
- Typically not used. Half round is acceptable.



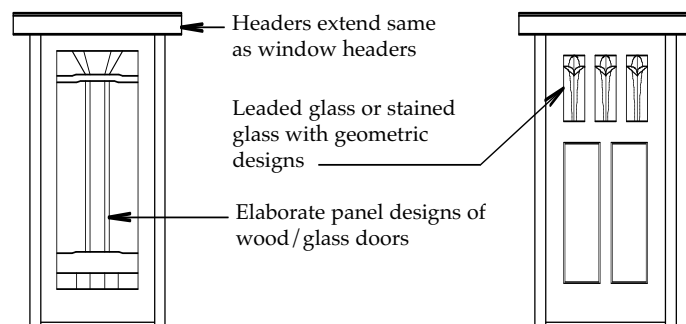
TYPICAL WINDOWS



PRAIRIE AND ARTS & CRAFTS WINDOWS



TYPICAL DOORS



PRAIRIE AND ARTS & CRAFTS DOORS

WINDOWS

- Typical windows are large, wide proportioned, double hung, with muntins on the upper sash only.
- Muntins are vertical (4 over 1 or 3 over 1), or can be as shown in detail.
- Windows occur as singles, groups of 2 to 4 together, groupings of singles, or groupings of pairs.
- Trim is 1½" thick so as to project out beyond the wall.
- Window color shall be different from wall or trim color.
- Shutters are not used.
- Headers extend beyond jamb.

ARTS & CRAFTS/PRAIRIE

- In addition to the typical Craftsman windows, Prairie and Arts & Crafts style homes can use casement or uneven sash double hungs.
- Muntin patterns are similar on these windows but can also use patterned leaded glass.

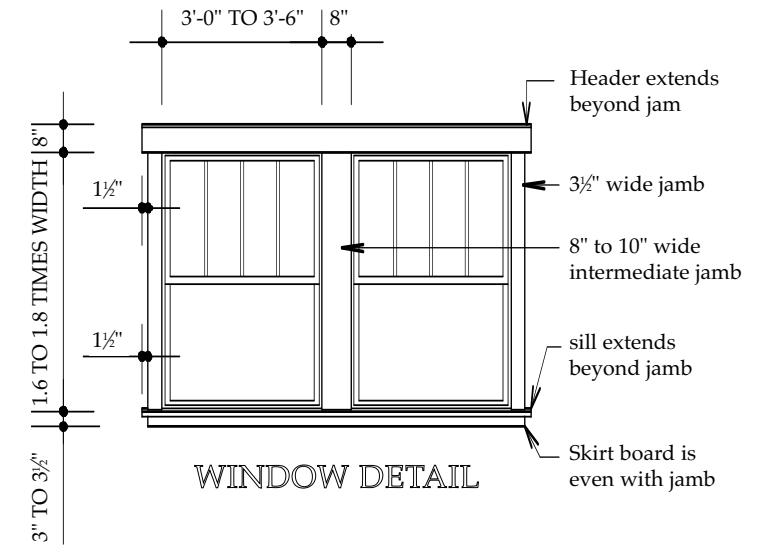
DORMERS

- Shed dormers or gable dormers occur on the front side of the roof on 1½ and 2½ story homes.
- Windows are grouped (2 or more) and do not cover the full width of the dormer.

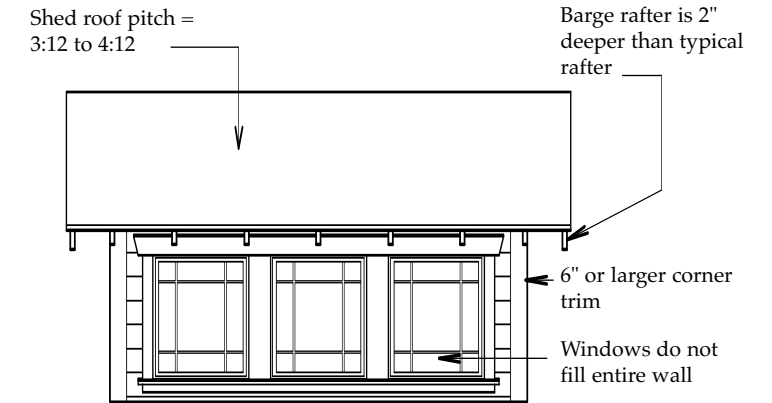
ENTRYS

- Doors should be wide; 3'-4" to 3'-8" (3'-0" is minimum).
- Entry doors are single, without a transom or sidelights.
- Entry doors have glass in them, (usually to match the window).

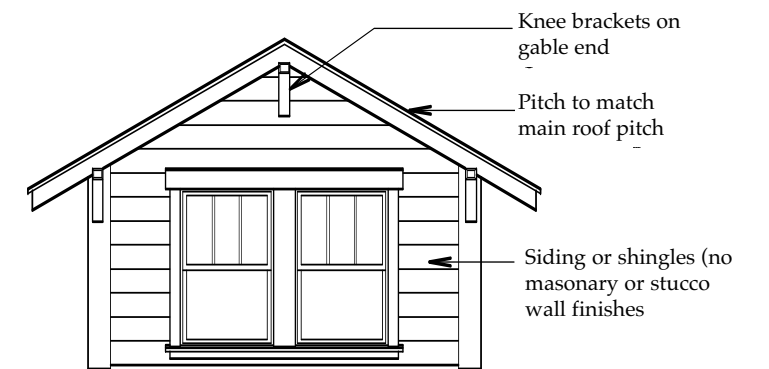
DIMENSIONS INDICATED PROVIDE PROPORTIONAL GUIDANCE. ACTUAL DIMENSIONS MAY VARY.



WINDOW DETAIL



SHED DORMER



GABLE DORMER



Massive Columns with 1½ Story full gable porch roof.



Hipped roofs with broad boxed eaves and a symmetrical Main Body. Deep porch and overhangs provide shade.



This home is a hybrid Colonial Revival/Craftsman which is found sporadically in Orlando.



Classic bungalow with arched beam at roof.



Note the grouped pairs of windows on the second story.



Note hip at end of gable



A generous wrap around porch provides a gracious alternate massing option.



Note the triple corner columns and decorative column detail.



Cross gable with flat add-on porch - Note the triple corner columns and decorative rafter tails.



Cross gable 1½ story house. Note the rafter brackets typical of this style.



Arts and Crafts Special Window.



Note the wide decorative gable end vent.

SOUTHERN NATIONAL



The National Style home is a simple form, simple detailed, informal style. The “Southern National” Home is a regional adaptation which uses deeper porches with lower pitched porch roofs. This Style is sometimes referred to as “Rural Farmhouse” or “Cracker” style.

FOLK VICTORIAN



The Folk Victorian style is a “dressed” version of the Southern National home with similar massing and roof forms.

KEY WEST VICTORIAN



The Key West variant form of the Folk Victorian has a symmetrical front façade with a full width porch integral with the main body roof.

FLORIDA VERNACULAR

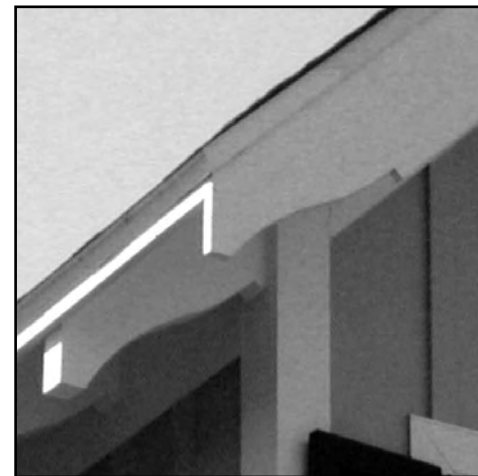
Florida Vernacular homes, with their wide porches and large roof overhangs, are well adapted to the warm southern climate. These homes are narrow (typically one room deep) to allow for through ventilation. This informal style home can be found in the smaller towns and rural areas throughout Central Florida.



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2



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6

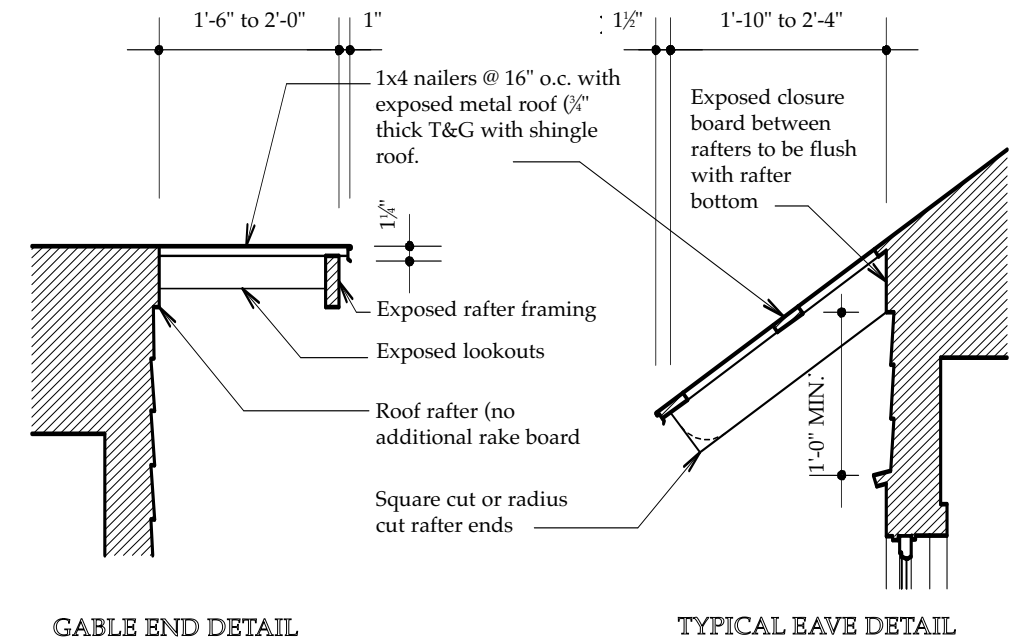
GENERAL

- The Southern National and Folk Victorian styles are nearly identical in their principle forms and steeply pitched roof massings. The most distinguishable difference is in the level of detail used. Southern National homes use very basic detailing, whereas the Folk Victorian homes use more elaborated elements such as turned columns, spindles, and brackets.
- Occasionally, the simpler Southern National style homes will have added ornamental elements such as column capitals or boxed bays. This "hybrid" vernacular style is acceptable.
- Key West Victorian homes have similar detailing to Folk Victorian homes, but differ with their moderately pitched rectangular roofs and integral front porches.

COMMON ELEMENTS

1. Florida Vernacular Homes are vertically proportioned following a 3-bay or 5-bay pattern on the front elevation.
2. Main body roofs are steeply pitched. Porch roofs have a shallow pitch.
3. Eaves have broad overhangs with exposed rafters.
4. Porches are vertically proportioned replicating the main body bay spacing.
5. Dormers are in line with the outside wall providing an interruption of the main roofline.
6. Double hung windows are tall and narrow.

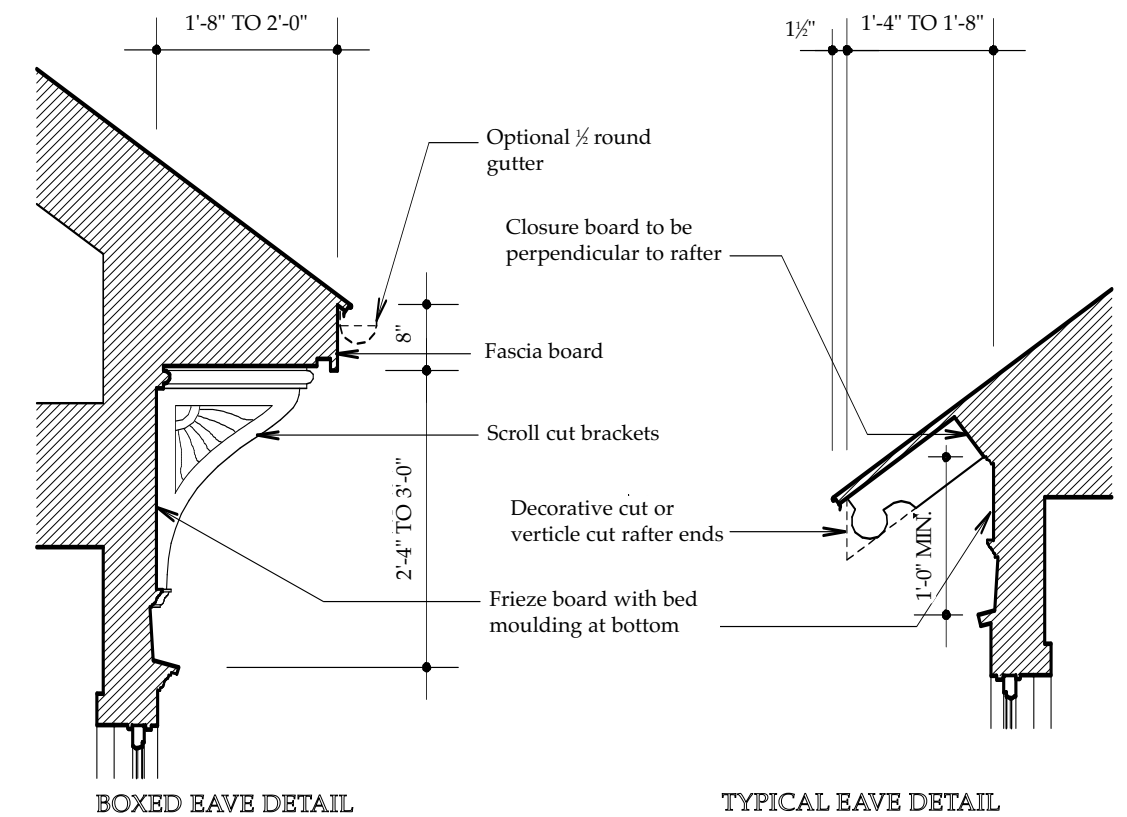
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GABLE END DETAIL

TYPICAL EAVE DETAIL

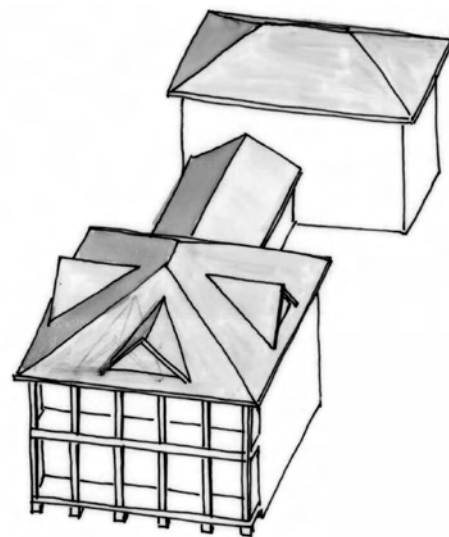
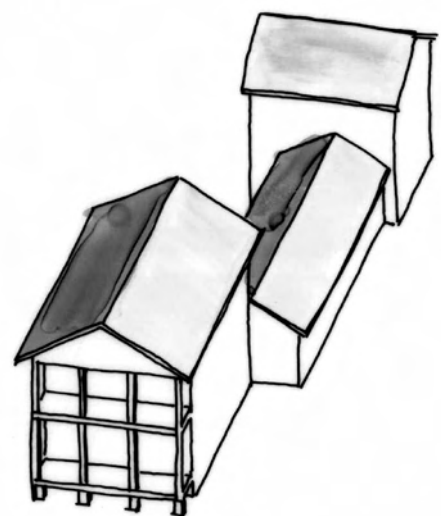
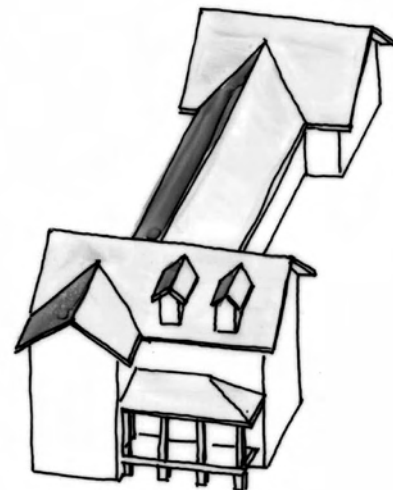
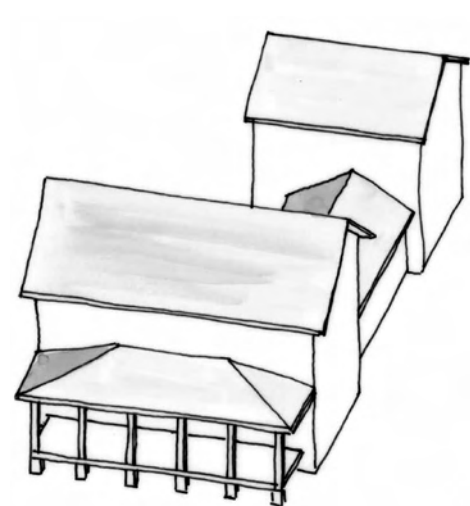
SOUTHERN NATIONAL



BOXED EAVE DETAIL

TYPICAL EAVE DETAIL

KEY WEST & FOLK VICTORIAN



MASSING PRINCIPLES:

- Steep pitched gable roofs
- Simple building forms
- Vertical proportions (gable ends should not exceed 26' in width)
- Wide porches with closely spaced columns to reinforce the vertical proportions
- Column spacing and window placement follow a 3 bay or 5 bay arrangement

BASIC FORMS:

- Rectangular (1, 1½ or 2 story main body) with gable roof, either parallel or perpendicular to the street, with an add on front porch
- "L" shaped (1, 1½ or 2 story) with a gable roof, and add on shed or hip porch roof filling in the "L"
- Cross gable roof (usually two story) with one story porch roof wrapping the front facing gable
- One or two story hipped roof with add on front porch
- Key West - rectangle (one or two story) with gable roof (perpendicular or parallel to the street) with an integral front porch. (A hipped roof variant is used on larger homes)

ROOFS:

- Gable roofs - pitch = 8:12 to 12:12
- Key West - pitch = 7:12 to 8:12 (porch is integral with main roof)
- Hip roofs - pitch = 7:12 to 9:12
- Porch Roof Pitch = 2:12 to 4:12 (not applicable for Key West)

CEILING HEIGHTS:

- First floor - 10'-0" to 11'-0"
- Second floor - 9'-0" to 10'-0"

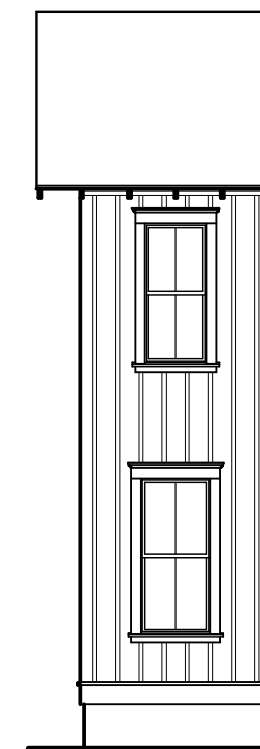
PORCH ELEVATION:

- 2'-6" to 3'-6" above grade
- Key West - 2'-0" to 3'-6" above grade.

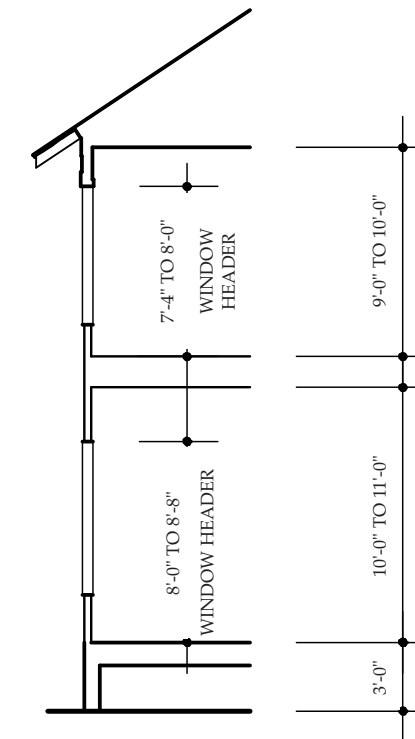
ADD ON ELEMENTS:

- Large add on building forms detract from the simple mass of the main body. These should be limited to the rear elevation.
- Small scale add on forms may be used on the sides. These should have a lower roof with a pitch to match the porch roof.
- Add on forms are recommended to occur on the rear elevation of Key West homes.

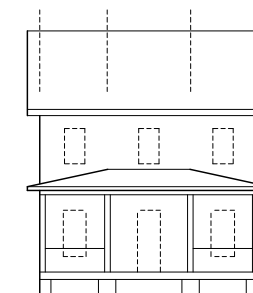
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ELEVATION

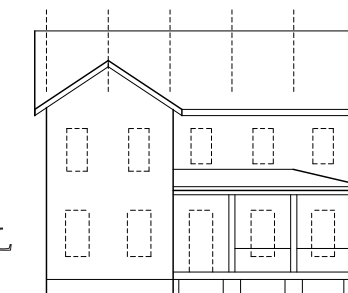


SECTION

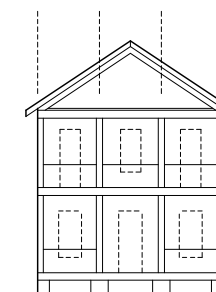


FOLK VICTORIAN & SOUTHERN NATIONAL

3 BAYS (CENTER BAY IS 2' LARGER) WITH ADD ON PORCH ROOF

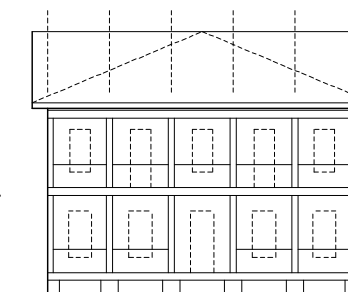


5 EQUAL BAYS (6'-4" TO 8'-0") WITH ADD ON PORCH ROOF

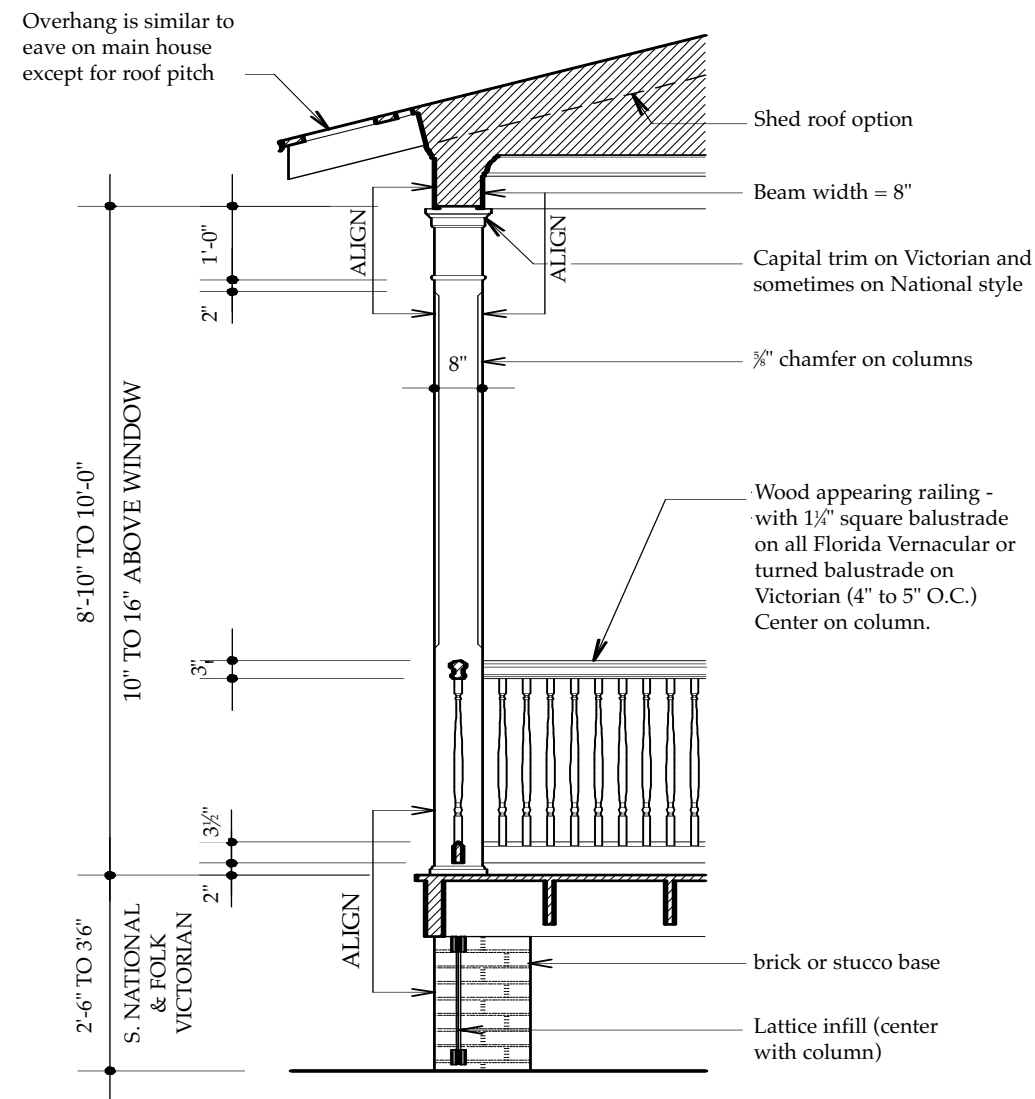


KEY WEST VICTORIAN

3 EQUAL BAYS (8'-0") WITH INTEGRAL PORCH ROOF



5 BAYS (6'-4" TO 8'-0") WITH INTEGRAL PORCH ROOF

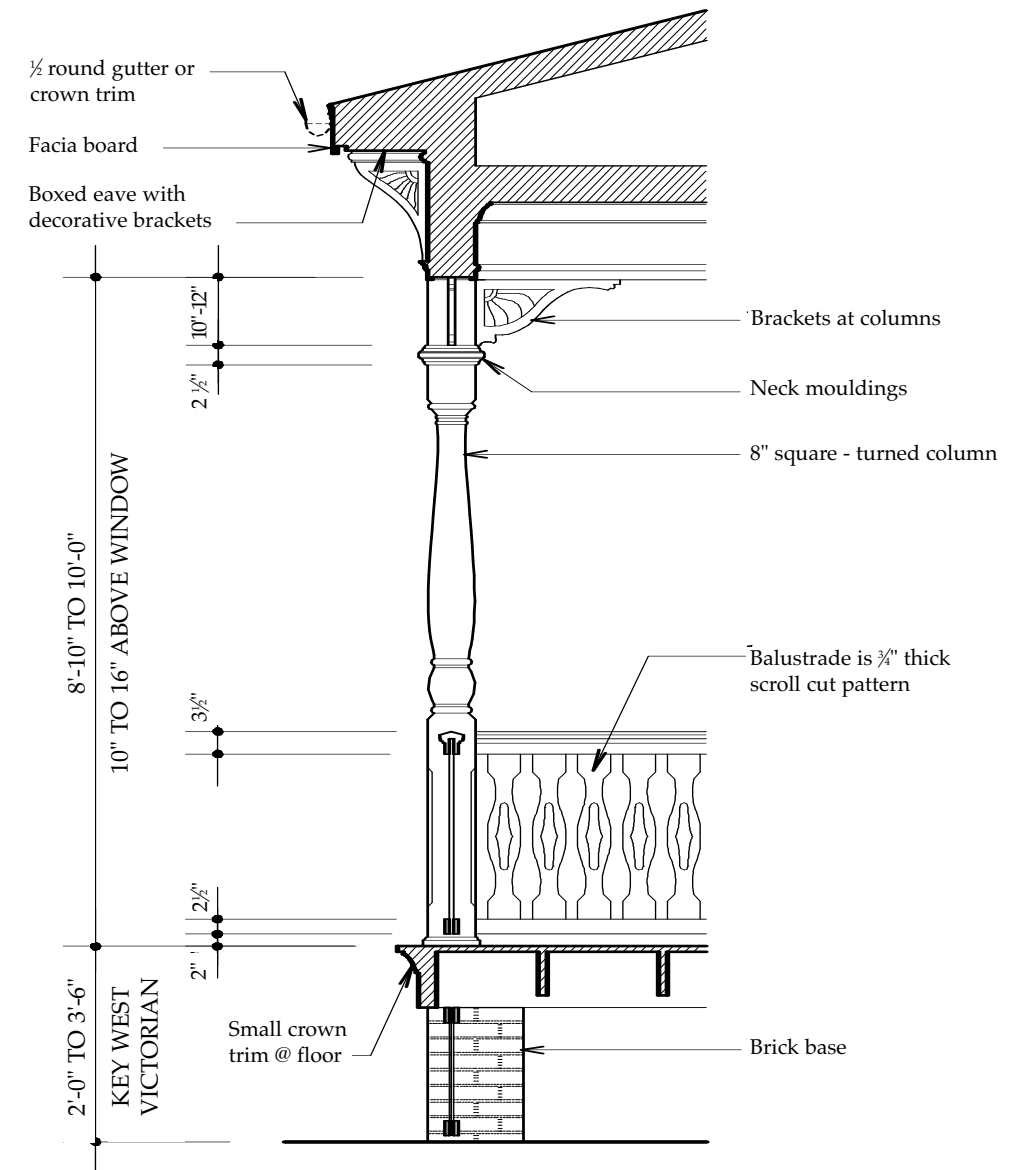


PORCH SECTION DETAIL
FLORIDA VERNACULAR (ALL STYLES)

PORCHES

- All Florida Vernacular homes have wide front porches.
- Porches are 3 bays or 5 bays wide. Bay/column spacing varies from 6'-4" to 8'-8" wide. All bays are equal on the 5 bay home. The center bay may be equal or up to 2'-0" wider than the side bays on the 3 bay home.
- Porches have add on roofs for Folk Victorian and Southern National homes. They can be full width, wrap around a front facing gable, or fill in between the "L" formed by the main body and front facing gable. A low pitch hip or shed roof form is used.
- Porches are integral with the rectangular roof of a Key West Victorian home.
- Beams and columns are 8" wide for all Florida Vernacular homes.
- Porches shall have a minimum depth of 6'-8". Porch depths up to 12'-0" can be used

DIMENSIONS INDICATED PROVIDE PROPORTIONAL GUIDANCE. ACTUAL DIMENSIONS MAY VARY.



PORCH SECTION DETAIL
FOLK VICTORIAN & KEY WEST VICTORIAN

ROOFING

- Shingles (often are patterned with diamonds or fish scales)
- Metal (painted or galvalume) 5-V panels or 16" pattern narrow standing seam

WALLS

- Southern National - lapped siding (6" to 7" pattern) with 4" or 6" corner boards (1/2" thick)
- Key West & Folk Victorian - lapped or ship lapped siding (4" to 6" pattern with 6" corner boards)
- Southern National & Folk Victorian - 10" to 12" pattern vertical board & batten siding (lapped siding can be used on side wings in combination with vertical siding on main body)
- Patterned shingles - used to accent gable on Folk Victorian

COLUMNS

- 8" square on all Florida Vernacular (with chamfer above railing and with capital on both Victorian styles)
- Key West & Folk Victorian - 8" turned columns with brackets @ top

RAILINGS

- Southern National: 1/4" square balusters @ 4" to 5" o.c.
- Key West & Folk Victorian: 1/4" square or turned balusters @ 4" or 5" o.c., or flat boards with scroll cut pattern

FOUNDATIONS

- Brick or stucco
- A water table board or a flared base is required on Folk Victorian homes.

CHIMNEYS

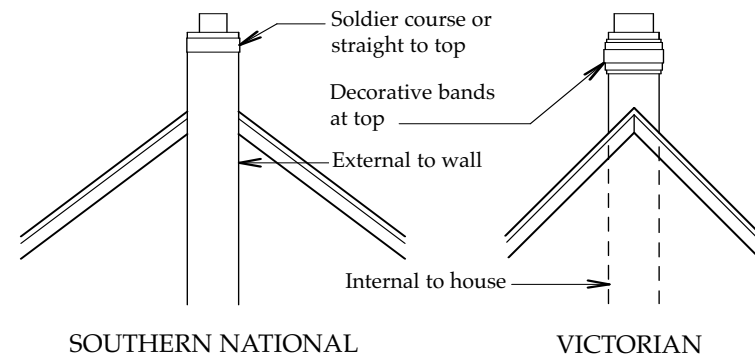
- Brick or stucco
- Key West & Folk Victorian - chimneys are integral to the house.
- Southern National - chimneys are on outside of gable end walls.

DECORATIVE BRACKETS

- Used on boxed eaves, gable ends, & at the beam line on Folk Victorian homes

GUTTERS

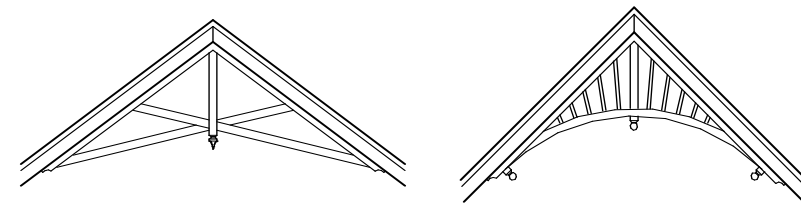
- Key West and Folk Victorian - 1/2 round or boxed into eaves
- Southern National - Typically not used. Half round is acceptable



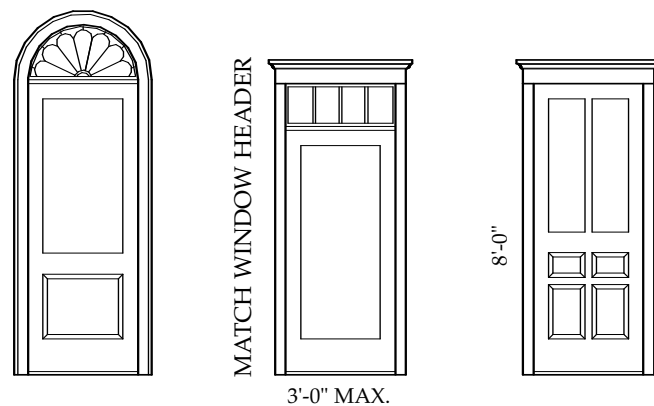
SOUTHERN NATIONAL

VICTORIAN

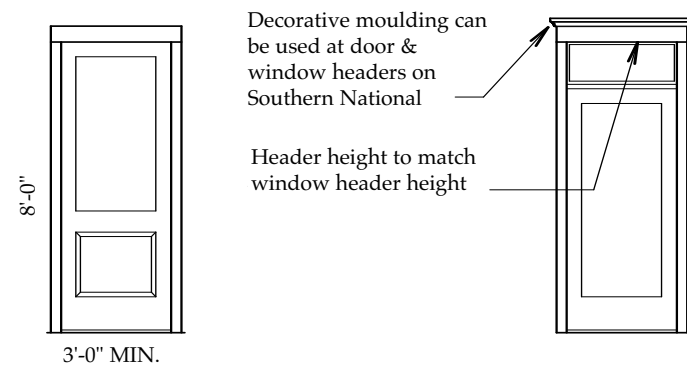
CHIMNEYS



GABLE END BRACKETS



VICTORIAN DOORS



SOUTHERN NATIONAL DOORS

WINDOWS

- Windows are single, tall, narrow proportioned, double hung, with equal sashes and are centered on the front facing bays.
- Victorian windows are either 2'-0" to 2'-6" wide, without muntins (height = 2.75 X width), or are 2'-8" to 3'-4" wide, with a 2 over 2 muntin pattern (height = 2.1 to 2.5 X width).
- Southern National windows are 2'-8" to 3'-4" wide with no muntins, a 2 over 2 vertical muntin pattern, or a 4 over 4 muntin pattern (height = 2.0 X width).
- Second floor windows align with first floor windows, and are 2" to 4" narrower than first floor windows.
- Trim shall project out 3/4" from wall cladding. Jambes are 4" wide. Headers are 6" on Southern National and 8" with decorative moulding on Victorian homes.

SHUTTERS

- Shutters are typically not used.
- When used, shutters are vertical board, or 2 panel. Victorian homes can also use louvered shutters.

DORMERS

- Dormers are usually used on 1 1/2 story main body roofs.
- Dormers are in line with the outside wall, and should provide an interruption in the main roof line.
- Dormers are centered on or centered between the front facing bay.
- Gable Roof Dormers can be used on all Florida Vernacular homes. Southern National homes can also use shed roof dormers.

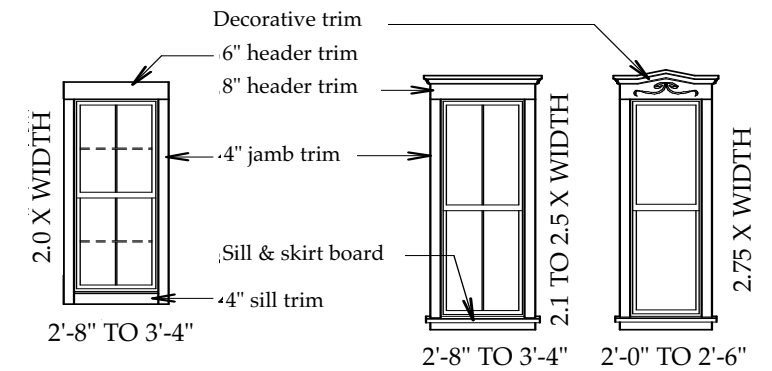
SPECIAL WINDOWS

- Double or boxed bay windows, and round top windows can be used as an accent on a front facing gable.

ENTRIES

- Entry doors are 3'-0" wide and 8'-0" tall without a transom, or equal to window header when used with a transom.
- Pairs of narrow doors (4'-0" to 4'-8" total width) can be used in place of windows on front facing porches.
- Doors shall be centered on the front facing bays.

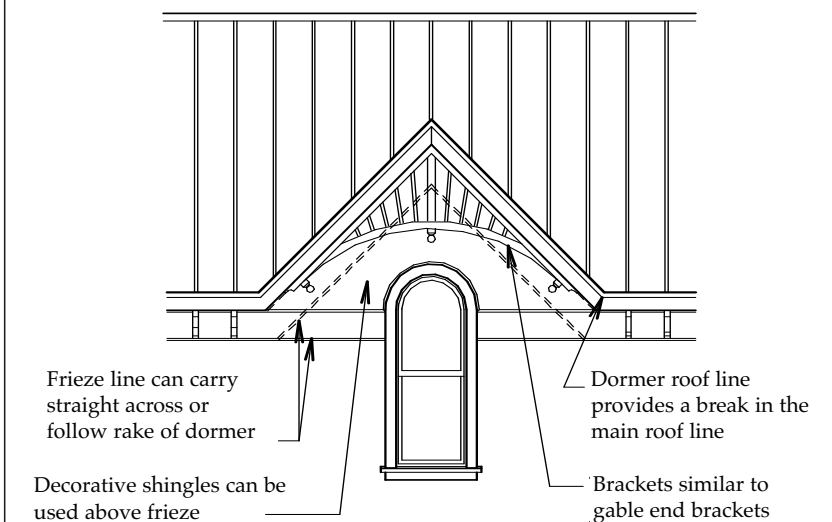
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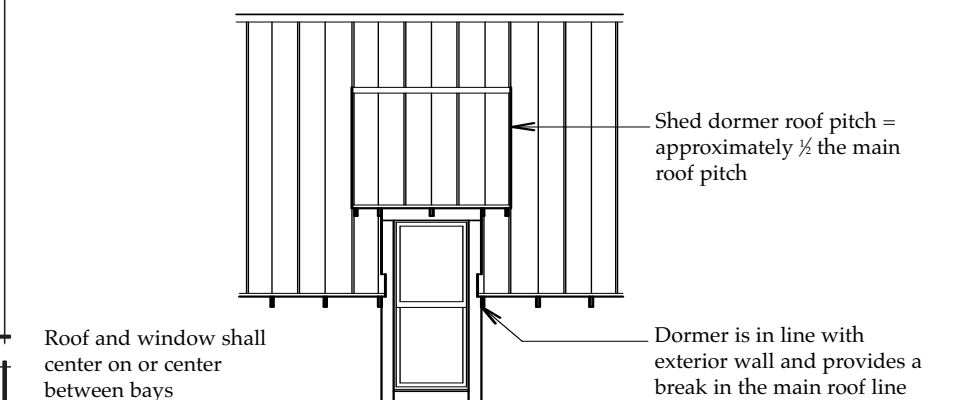
SOUTHERN NATIONAL

VICTORIAN

TYPICAL WINDOWS



VICTORIAN DORMERS



SOUTHERN NATIONAL DORMER



The complex add-on forms are on the rear of the main body, leaving a pure form to the front of the house.



Southern National House with Folk Victorian Railings and Columns



1½ Story 5 Bay Folk Victorian



Note the 45° gable end with brackets



Complex massing - Folk Victorian



Folk Victorian allows for playful detailing



Shingles used on gable ends.



Five bay arrangement with two story porch.



Simple column and railing detailing.



3 bay Key West Victorian



Classic 5 bay arrangement

LOW COUNTRY



The deep porch of the Low Country home is an extension of the inside space and is often used for dining or as a gathering place. The regular bay spacing and symmetrical layout establish a formal appearance, while the large front windows and wide front steps create an inviting feeling.

ACADIAN



Acadian homes, also referred to as “Rural French Colonial,” have similar bay spacing and massing as the Low Country homes, but are much simpler and less formal in their detailing. A key difference is that the Acadian porch has a steeper pitched roof.

COASTAL

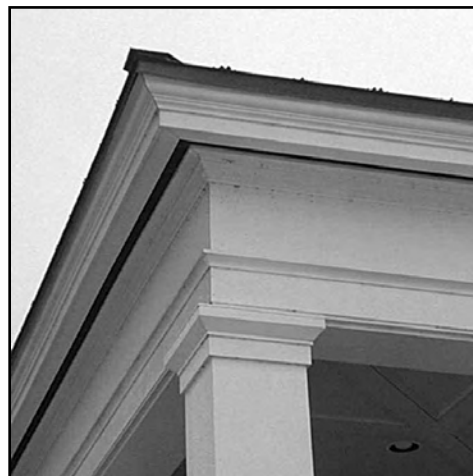
The Coastal style developed as an adaptation of Classical, French and Colonial houses to the coastal environment found in the Gulf Coast states and in the Carolina low country regions. These homes have porches that are the full width of the main body and often wrap the sides of the main body. Originally they were built elevated well above grade to avoid flooding in the low lying coastal areas. This popular style has spread to other non-coastal areas throughout the southeast.



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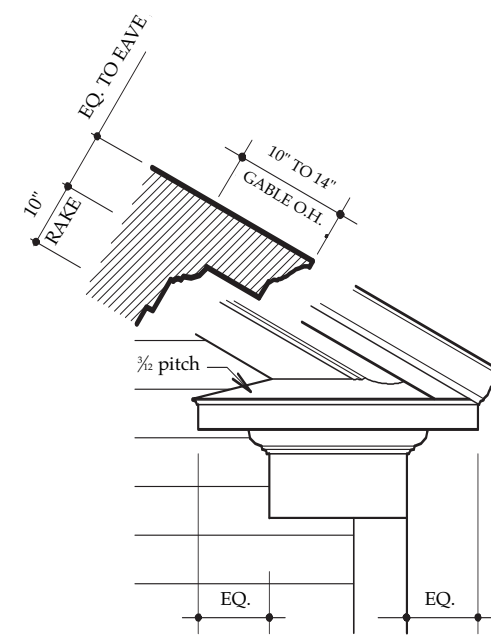


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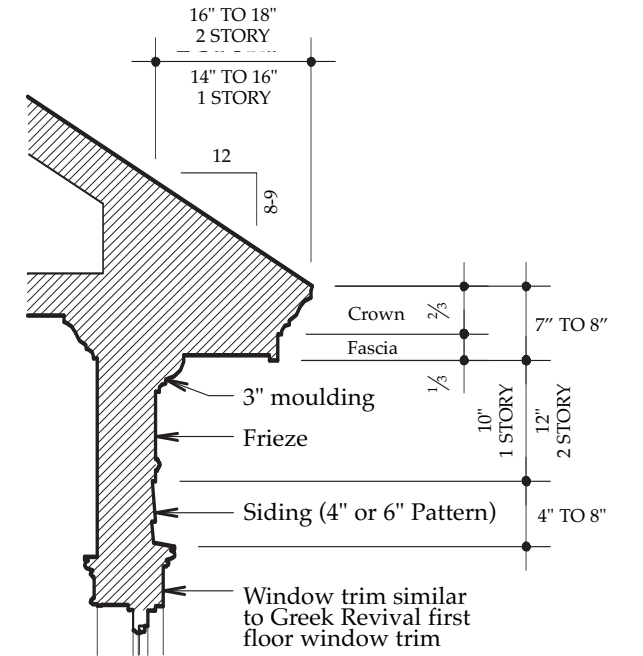
COMMON ELEMENTS

1. The main body has an equally spaced three bay or five bay arrangement. The house and porch are elevated well above grade.
2. Main body roofs are steeply pitched and often include a 1/2 story. Porch roofs have a shallower pitch.
3. Eaves have moderate overhangs with boxed return detailing on Low Country homes and exposed rafters on Acadian style homes.
4. Front porches are the full width of the main body and columns follow the main body bay spacing. Front porches can also wrap one or both sides of the main body.
5. Entry doors are usually centered on the main body. Pairs of narrow doors can be used in place of windows when opening onto the front porch.
6. Windows are centered on the bays. Dormer windows can be centered on bays or centered between bays.

DIMENSIONS INDICATED PROVIDE PROPORTIONAL GUIDANCE. ACTUAL DIMENSIONS MAY VARY.

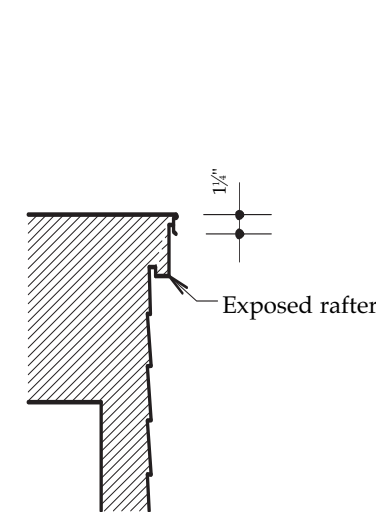


CORNICE RETURN

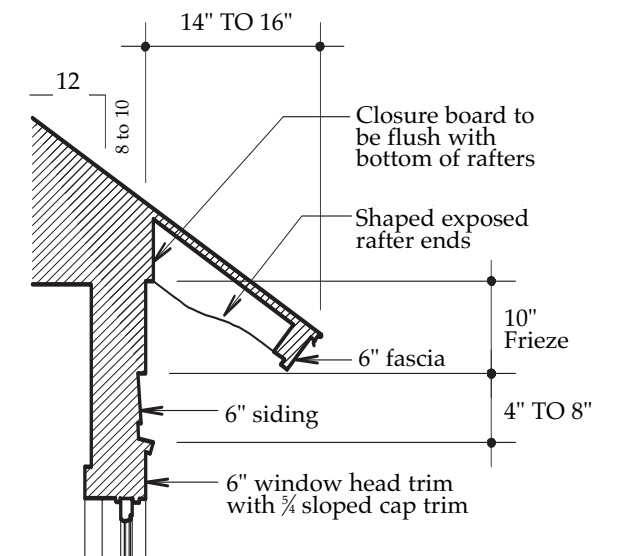


TYPICAL EAVE DETAIL

LOW COUNTRY

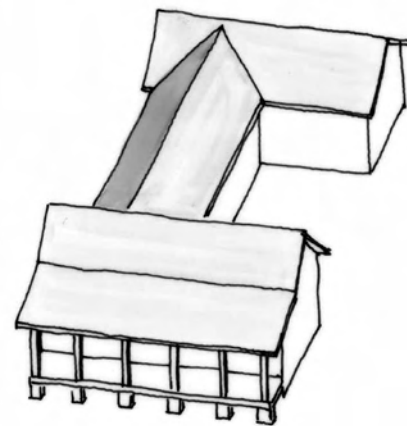
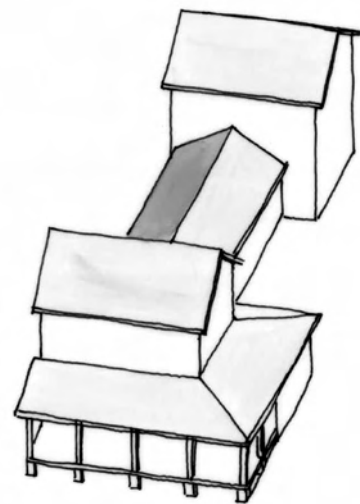
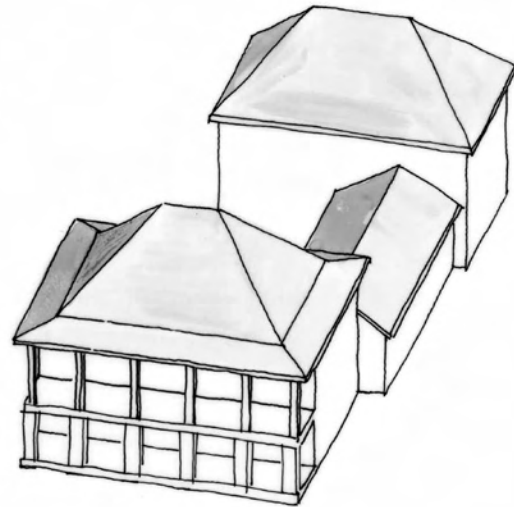
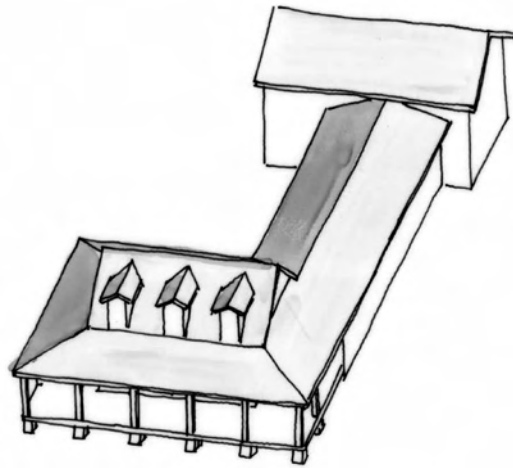


GABLE END DETAIL



TYPICAL EAVE DETAIL

ACADIAN



MASSING PRINCIPLES:

- Steep pitched main body roofs typically have side gables, but can be hipped on Acadian homes.
- Porch roofs are lower pitched than the main body roof. Acadian porch roofs, which are integral with the main body roof, can match the main body roof pitch.
- Deep front porches are the width of the main body and can wrap one or both sides.
- Column spacing and window placement follows evenly spaced three bay or five bay arrangement.

BASIC FORMS:

- The rectangular main body is 1, 1½, 2, or 2½ story with a full width porch. ½ story roofs will have single window dormers.
- A three bay cross form main body, with a cross gable roof, will have a full wrapping porch around the front facing gable.

ROOFS

- Low Country main body roofs have side gables with a 8:12 to 9:12 pitch. The porch roofs are flat to 3:12 maximum pitch and can wrap one or both sides. Low Country porches can be one or two story on a two story home.
- Acadian roofs follow one of two distinctively different patterns:
 - 1) A side gable roof over the main body, with an 8:12 to 10:12 pitch will have a 5:12 to 6:12 pitch front porch roof which can wrap one or both sides.
 - 2) A single rectangular side gabled or hipped roof covers the main body and the front porch. The hip roof version will have a 8:12 to 10:12 pitch or can have a 10:12 pitch with a 3:12 to 4:12 bellcast at the eave. The gable roof version will have a 9:12 to 10:12 pitch roof. The main body depth shall not exceed 28'-0" with this roof type.

CEILING HEIGHTS

- Low Country homes and one story Acadian:
 - First floor – 10'-0" to 11'-0"
 - Second floor – 9'-4" to 10'-0"
- Two story Acadian:
 - The two story Acadian home appears as if the second floor is the main living level. Often the front entry steps lead to the second floor porch. The first floor porch will not have a railing.
 - First floor – 8'-0" to 10'-0"
 - Second floor – 10'-0" to 11'-0"

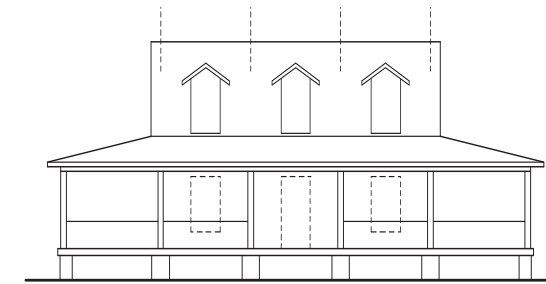
PORCH ELEVATION

- 3'-0" to 5'-0" above grade (all Coastal homes except two story Acadian)
- 1'-0" to 1'-6" above grade (two story Acadian)

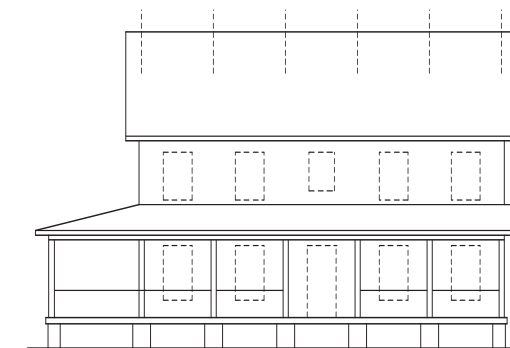
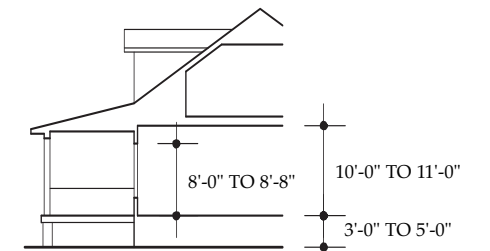
ADD ON ELEMENTS

- Although add-on elements occur in this style, the main body roof line does not run continuous over the forms.
- Each Add on form typically has an independent roof form with a 6:12 or greater pitch. The add-on element roof pitch never exceeds the main body roof pitch.
- The long wall shall undulate or be a collection of smaller forms offset from each other in order to create an interesting street scape.

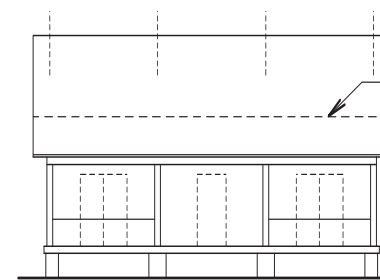
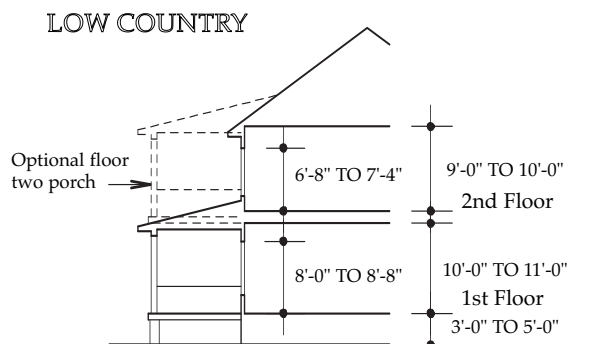
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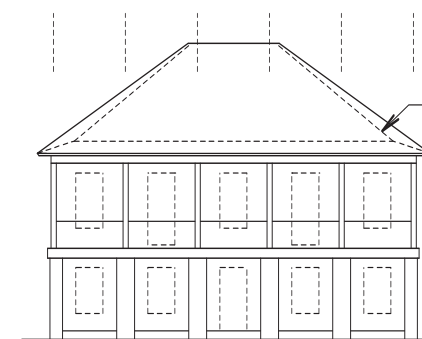
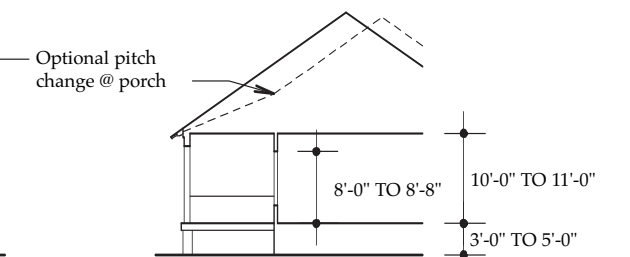
1½ STORY, 3 BAY, WITH WRAPPING PORCH



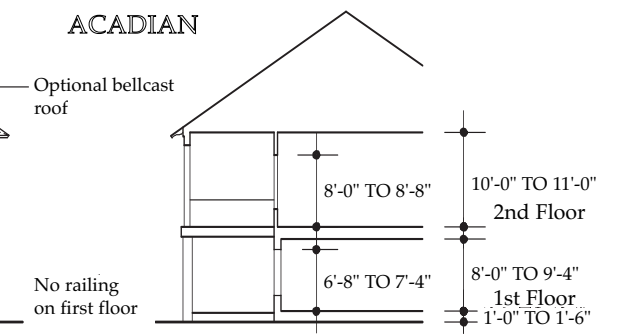
TWO STORY, 5 BAY, WITH GABLE ROOF

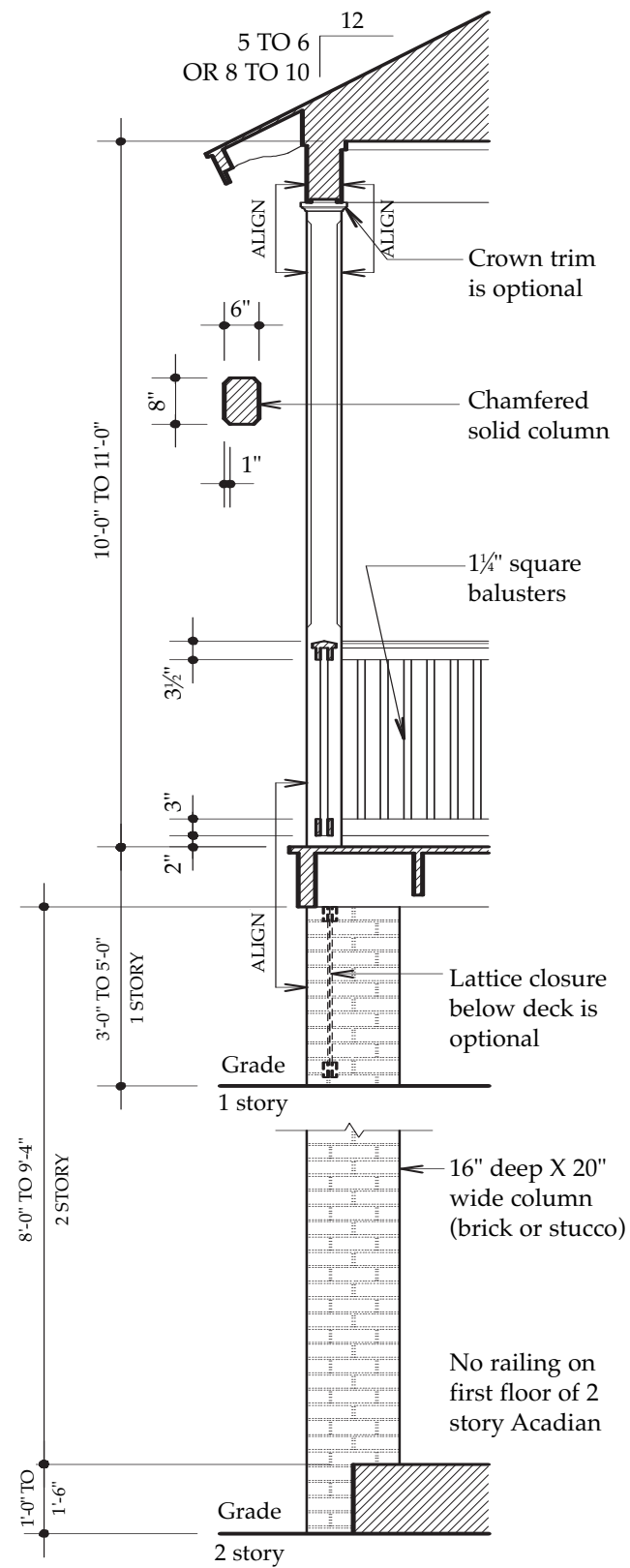


ONE STORY, 3 BAY, WITH GABLE ROOF



TWO STORY, 5 BAY, WITH HIP ROOF



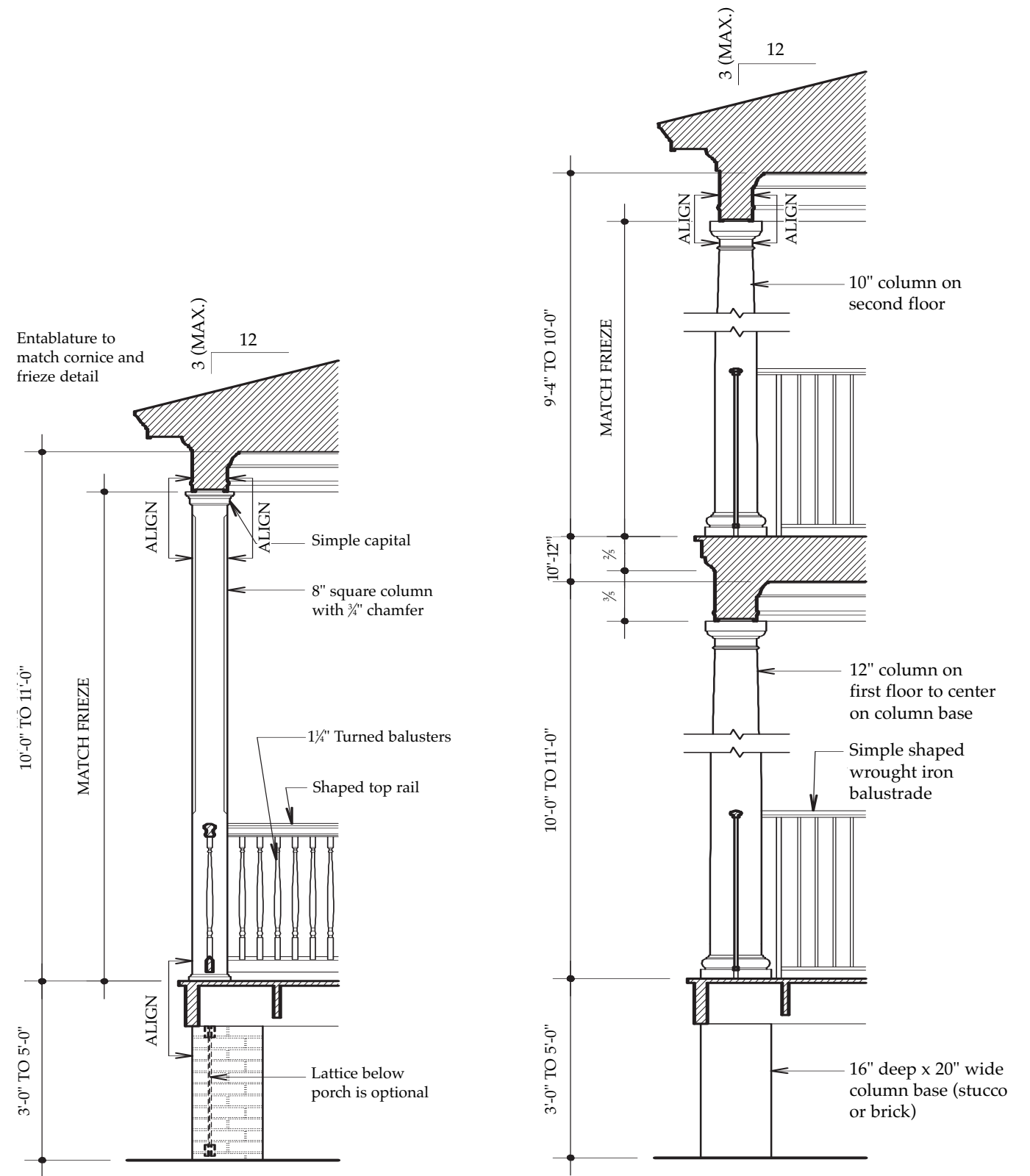


PORCH SECTION DETAIL (ACADIAN)

PORCHES

- The full width front porch is an essential element of all Coastal homes.
- Front porches are three bays wide when main body widths are 24'-0" to 36'-0". Front porches are five bays wide when main body widths are 36'-0" or larger. All bays should be of equal width.
- Front porches can wrap one or both sides of the main body on all Coastal homes, except for single roof pitch Acadian homes. Front porches on single roof pitch Acadian homes do not wrap the sides.
- Low Country porches shall have a minimum depth of 8'-0", but can be up to 16'-0" deep. Acadian front porches shall be 6'-8" to 10'-0" deep.

DIMENSIONS INDICATED PROVIDE PROPORTIONAL GUIDANCE. ACTUAL DIMENSIONS MAY VARY.



PORCH SECTION DETAILS (LOW COUNTRY)

ROOFING

- Asphalt/ fiberglass shingles
- Metal 5-V panels (painted or galvalume) or 16" pattern standing seam (galvalume or copper)

WALLS

- Low Country - Lap or shiplap siding with 4" to 6" pattern with 3/4" X 5 1/2" corner boards
- Acadian - Lap siding with 6" pattern with 3/4" X 3 1/2" corner boards
- Brick, painted brick, or sand finish stucco (Low Country) or Tabby.

COLUMNS

- Acadian - 6"X8" solid with 1" chamfer (one story and second floor of 2 story) column base of one story or first floor column of 2 story is 12" to 16" deep X 20" wide (12" to 16" square on ends). Column base is brick, painted brick, or stucco.
- Low Country - 8" square with 3/4" chamfer, or Doric order round columns (12" diameter - floor 1 and 10" diameter - floor 2).

RAILINGS

- Acadian - 1 1/2" square balusters with simple rails.
- Low Country - 1 1/4" square or turned balusters with shaped top rail. (Simple shaped wrought iron can also be used.)

FOUNDATIONS

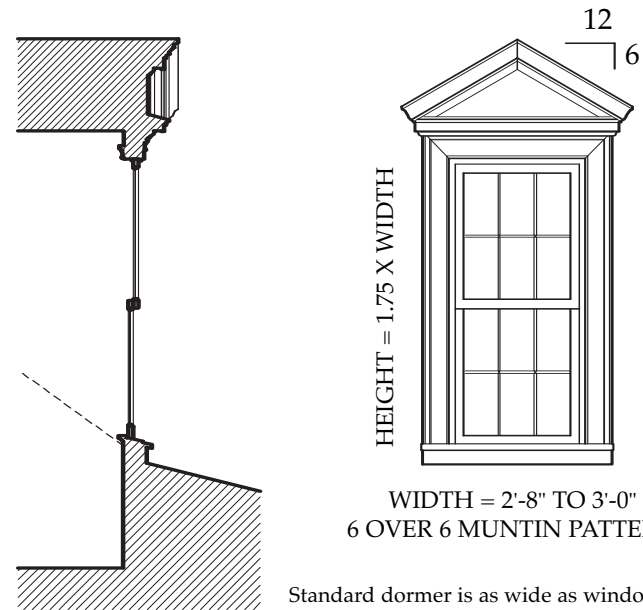
- Brick or stucco
- First floor of 2 story Acadian is detailed as a foundation wall
- A water table board with a small sloped sill is used (same height, and even with, the front porch face board).

CHIMNEYS

- Brick, painted brick, or stucco - typically placed external to the house on side wall(s) of the main body.
- Gabled or arched (metal, brick, or stone cap).
- Banding of stucco or brick at top.

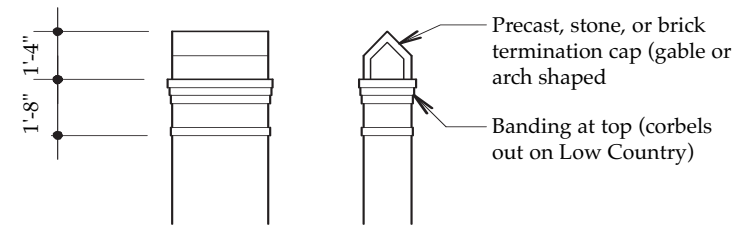
GUTTERS

- Half round or ogee.

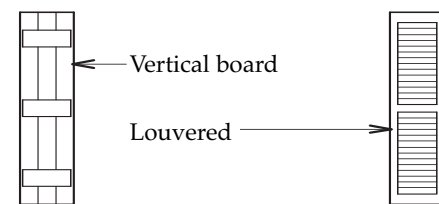


Standard dormer is as wide as window with casing. Head height of dormer to be 6'-8" to 7'-0" A.F.F. Dormer roof pitch is 6:12 regardless of main roof pitch.

DORMER DETAIL & ELEVATION



CHIMNEY



SHUTTERS

WINDOWS

Windows are double hung, equal sash with projecting muntins. Second floor windows align with first floor windows and are the same width. Windows are typically placed as singles centered on the bay spacing. Double and triple windows are sometimes used.

- Low Country - windows have a 6 over 6 muntin pattern and are 2'-8" to 3'-2" wide. Height is 1.75 X width. Jamb trim is 3/4" X 6 with 8" tall head trim. Head trim will have a 2" bed moulding or crown with a sloped 1X cap piece. Sloped sills are 3/4" thick and have a small skirt board. (An alternate jamb and head trim is a 5" wide mitered brick mold and backband trim.)

- Acadian - windows have a 4 over 4 muntin pattern and are 3'-0" to 3'-4" wide. Height is 2.25 X width on one story and second floor of 2 story. Height is 1.75 X width on first floor of 2 story. Window trim on one story and second floor of two story is 3/4" X 3 1/2" jambs with 6" head trim without mouldings. A sloped 1 1/2" thick sill is used with or without a skirt board. First floor windows on 2 story Acadian are inset 3" into wall and are without trim or have a brick mould trim. Sills are sloped brick or stucco with a 4" face projecting out 1/2" to 1" from wall. Headers are brick, stone, or stucco, 8" high and flush with the wall.

SHUTTERS

- Shutters are louvered or vertical board.

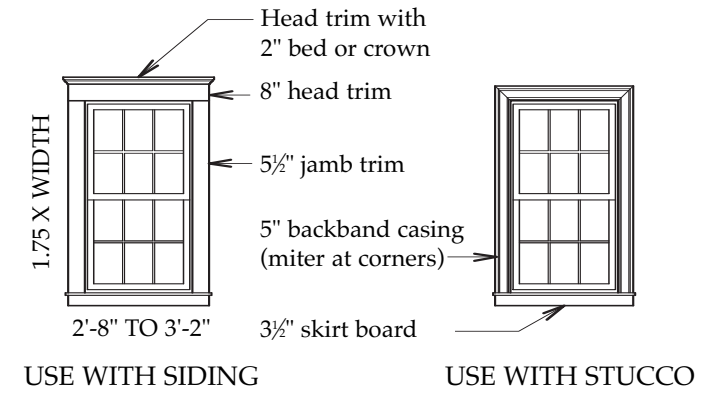
DORMERS

- Dormers are used on 1 1/2 story and 2 1/2 story homes and are centered on the bay spacing or between the bay spacing.
- Detailing is similar to Classical dormer detailing except that dormer windows are the same width as the main floor windows.

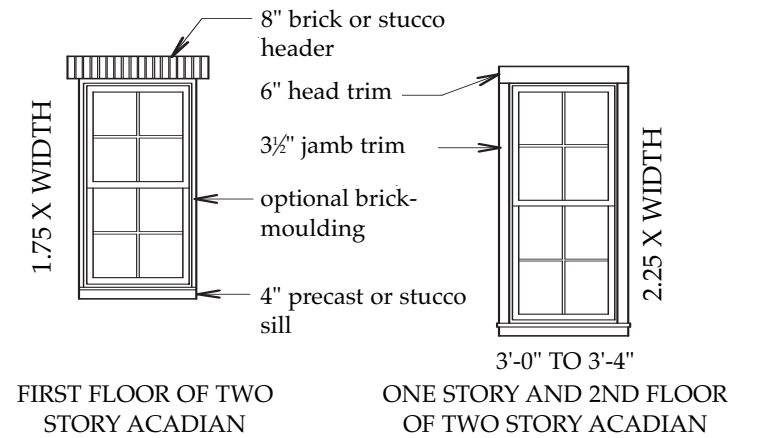
ENTRIES

- Entries are typically centered on the main body. Entry steps are the full width of a column/bay space. Entry doors are single, 3'-0" wide, with or without a transom. Side lights are not used.
- Single doors or narrow double doors can be used on the front porch in place of windows.

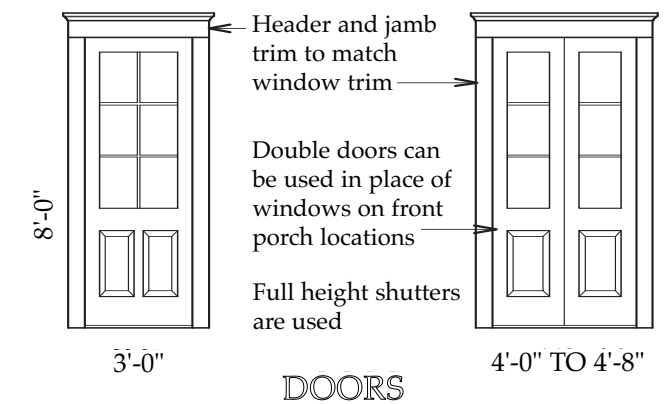
DIMENSIONS INDICATED PROVIDE PROPORTIONAL GUIDANCE. ACTUAL DIMENSIONS MAY VARY.



LOW COUNTRY WINDOWS



ACADIAN WINDOWS



DOORS



Low Country - Side gable with flat roof porch



Cross gable roof with full wrapping porch



Full bay width steps say "Welcome"



Doors are used instead of windows.



Porch is set behind columns which extend to the ground.



Single Story, cross form roof with wrapping front porch



The wider center bay helps define entry (This is not typical)



Classic five Bay, 1½ Story, with wrapping porch and dormers



Simple two Story Rectangle with a wrapping porch



Hipped main body roof

SPANISH ECLECTIC



Spanish Eclectic is the most predominant of the Mediterranean style due to its ability to adapt to homes of all sizes. Two bedroom bungalows pepper the historic streets of Orlando, while many turn-of-the-century compounds grace Central Florida's lake fronts.

ITALIAN RENAISSANCE



The Italian Renaissance home, a successful combination of both Mediterranean and Classical elements, is signified by broad, bracketed eaves and arched loggias.

MONTEREY



Monterey, a later adaptation (1930-50) of Spanish and Colonial Revival architecture, combines asymmetrical massing, a Spanish cantilevered second floor porch and Colonial double hung windows.

MEDITERRANEAN

In the early 1900's massing and architectural elements from both Latin and European cultures combined to create what has become a staple in Central Floridian communities. These styles should not be confused with the more recent eclectic interpretation of homes given the Mediterranean designation.



1



2



3



4



5

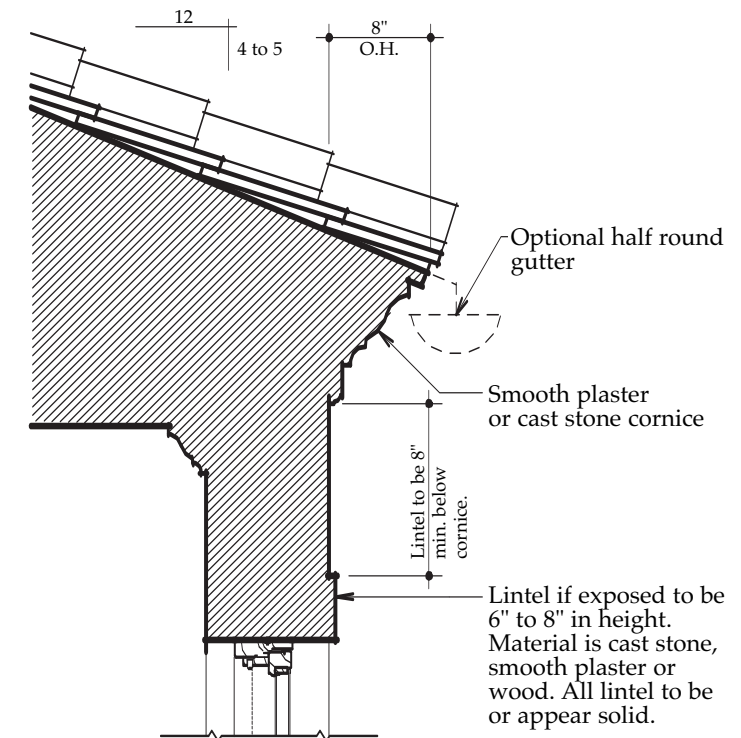


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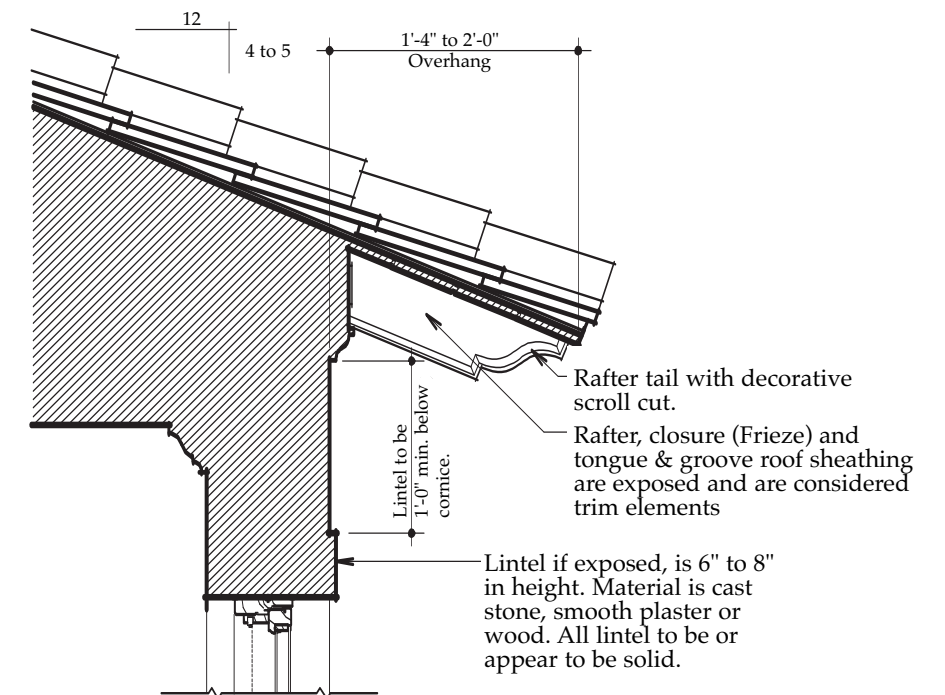
COMMON ELEMENTS

1. These styles can be represented in varied massing arrangements. Symmetrical rectangular volume and asymmetrical vertical volumes are both typical of these styles.
2. Roofs are generally low pitch (4:12 to 5:12), clay barrel tile in natural tones of red, orange, and brown. Gables, when used, do not span more than 16'-0" in width. Wider volumes utilize hip roofs.
3. Very little or no eaves are utilized and the gable end consists only of one barrel tile on edge. Exceptions are open rafter tails with 1'-4" to 2'-0" overhang and Italian Renaissance with 2'-4" or greater overhangs supported by brackets.
4. Porches or Loggias can be incorporated with an entry or almost anywhere a view may be taken of an outside place of interest. Loggias are additive elements as well as being integral with the home. Most examples in Central Florida utilize classical columns (Doric, Corinthian) with full arches.
5. Entries typically are built of stone or follow the pattern of an arch whether or not they are part of a loggia. As a stand alone element the entry is sometimes recessed a minimum of 2'-0" from the exterior facade.
6. Windows are a crucial element in these homes. A minimum 3" recess from face of stucco to window frame is required to show the mass of this minimally detailed facade. Casement windows should be used for Spanish Eclectic and Italian Renaissance, single or double hung for Monterey.

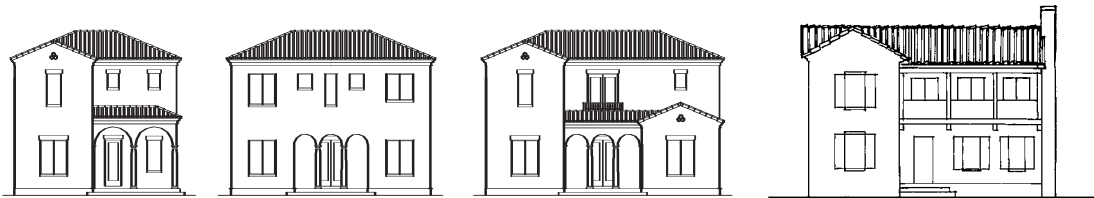
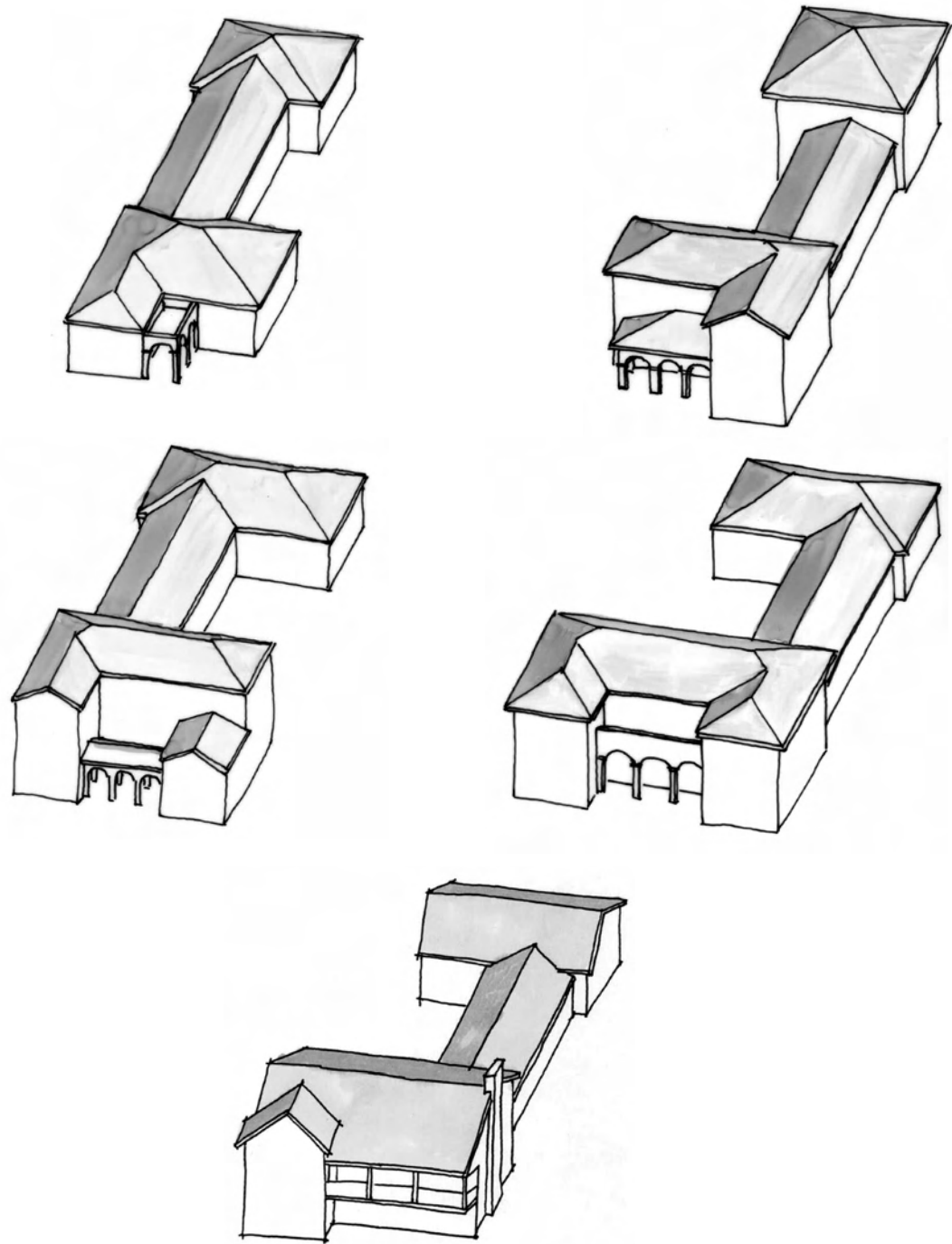
DIMENSIONS INDICATED PROVIDE PROPORTIONAL GUIDANCE. ACTUAL DIMENSIONS MAY VARY.



TYPICAL EAVE CONDITION



OPEN RAFTER TAIL EAVE CONDITION



MASSING PRINCIPLES:

The three architectural styles have varying massing.

- Spanish Eclectic homes have a large mass with a loggia integral within the main body or have narrow massing that combine in an “L” shape or cross form to create the main body. Loggias, in this condition, are additive elements and can be separated from the home creating a courtyard.
- Italian Renaissance homes have a more formal arrangement of a central main body commonly flanked with protruding wings.
- Monterey homes will traditionally be an “L” shaped configuration with a cantilevered second story balcony. Any additive wings happen behind the main body.

BASIC FORMS:

- The styles in the Mediterranean category have fairly relaxed rules in contrast to styles in the Classical category. Large horizontal volumes, as well as narrow vertical elements, are appropriate.

ROOFS

- Gables occur on volumes where the span is 16'-0" or less. Hips are required for spans over 16'-0".

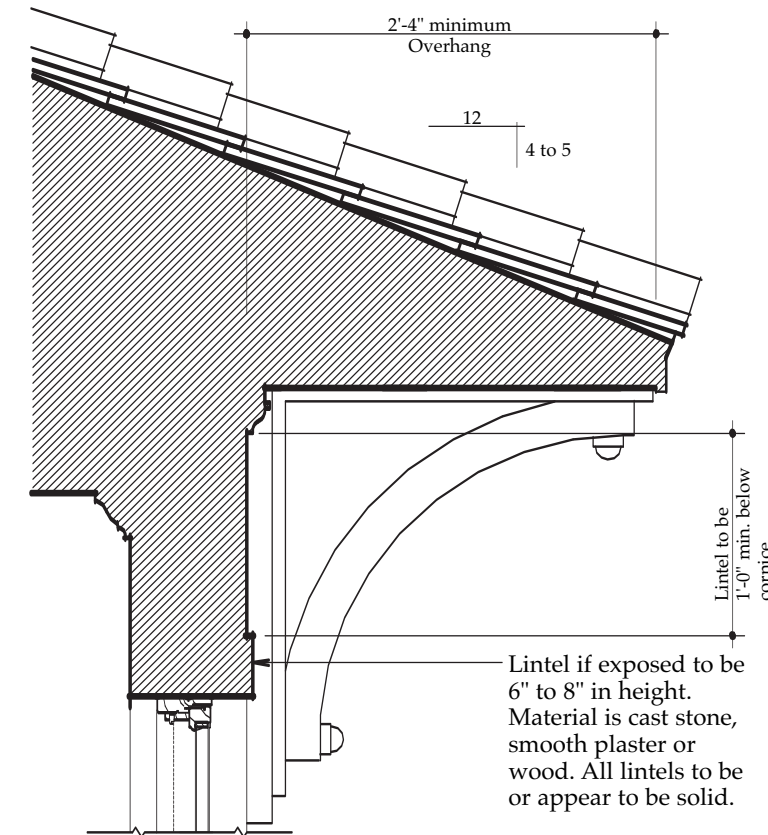
CEILING HEIGHTS

- First floor – 10'-0" to 11'-0"
- Second floor – 9'-0" to 10'-0"

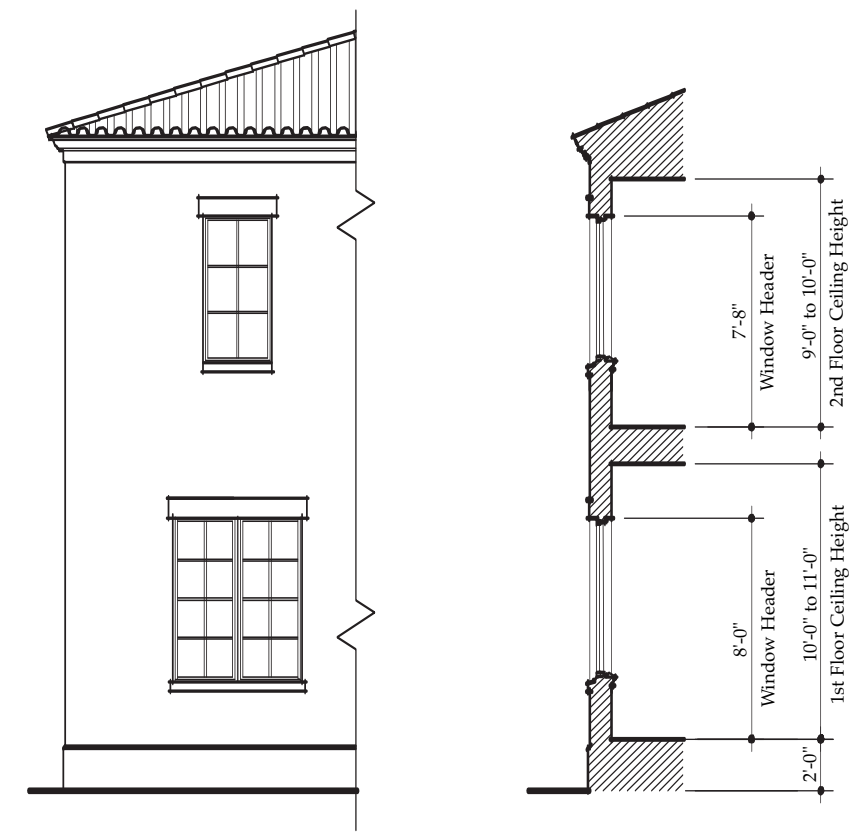
FINISH FLOOR ELEVATION

- Spanish Eclectic & Monterey: 1'-6" above grade minimum
- Italian Renaissance: 2'-0" above grade minimum

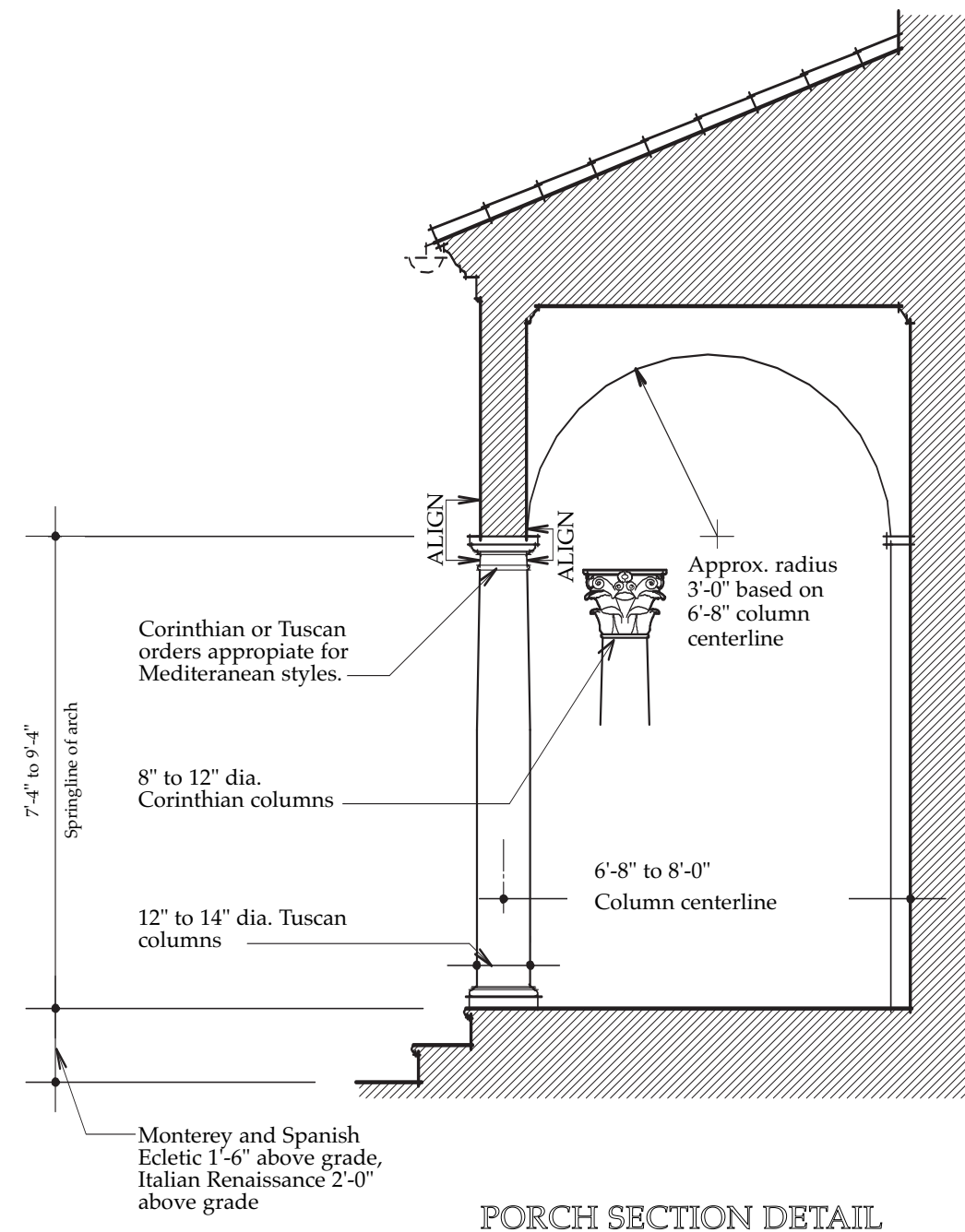
DIMENSIONS INDICATED PROVIDE PROPORTIONAL GUIDANCE. ACTUAL DIMENSIONS MAY VARY.



ITALIAN RENAISSANCE EAVE CONDITION



ALL EXAMPLE WIDTHS FROM 28'-0" TO 48'-0" MAY HAVE VARYING MASSING CHARACTERISTICS



PORCHES OR LOGGIAS

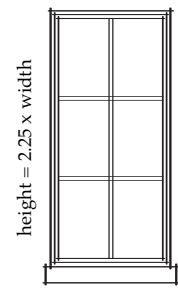
Loggias are typical to the Spanish Eclectic and Italian Renaissance styles. The Monterey style does not incorporate loggias.

BALCONIES

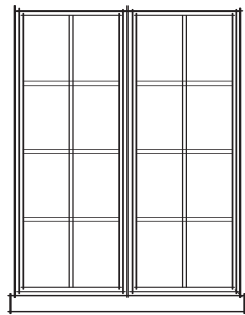
Cantilevered balconies are typical additive elements with Spanish Eclectic and Monterey styles. Balconies are supported with brackets made of wood or cast stone. Railings may be wood, wrought iron, or cast stone. If balconies are covered, as is typical in the Monterey style, column material is often wood or, in some cases, wrought iron.

DIMENSIONS INDICATED PROVIDE PROPORTIONAL GUIDANCE. ACTUAL DIMENSIONS MAY VARY.

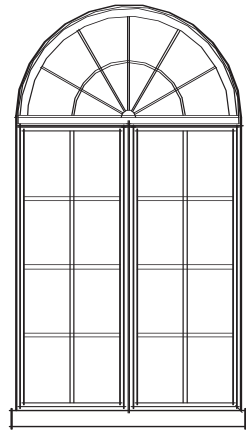




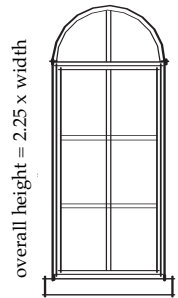
2'-4" to 2'-6" wide
6 lite casement



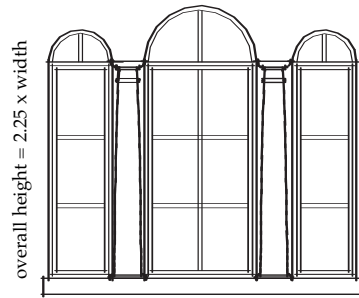
4'-8" to 5'-0" wide
double casement



4'-8" to 5'-0" wide
double easement
w/ 1/2 round transom

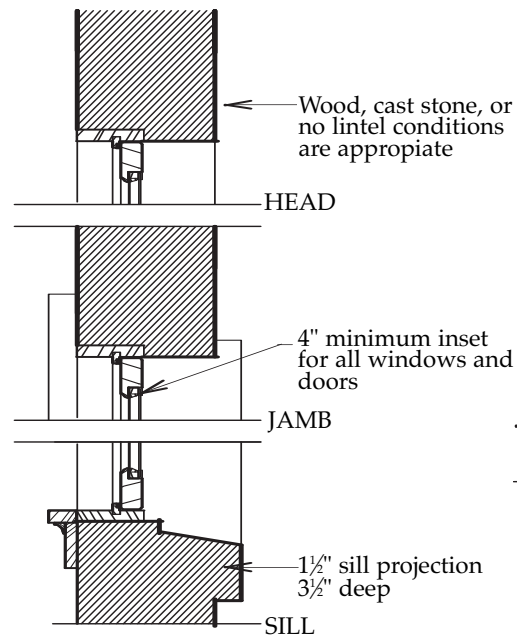


2'-4" to 2'-6" wide
6 lite easement



1'-4" wide 2'-4" wide 1'-4" wide

special windows are embellished with pilasters supporting arches or have raised stone on plaster surrounds



WINDOW DETAIL

ROOFING

- Clay barrel tile in red and earth tones

WALLS

- Stucco with sand finish or light hand troweled all corners to radius

LINTELS

- Cast stone or solid timber

COLUMNS

- Doric and Corinthian columns
- Solid timber square columns when supporting solid timber beam

RAILINGS

- Wrought iron decorative balustrade
- Cast stone railings and balusters

SHUTTERS

- Rarely used, vertical board

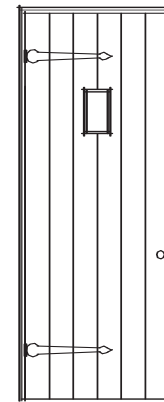
GUTTERS

- Rarely used, half round with round downspouts; metal finish

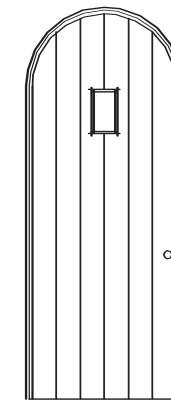
CHIMNEYS

- Stucco with finish to match main body
- Barrel tile roof over arched openings for water protection

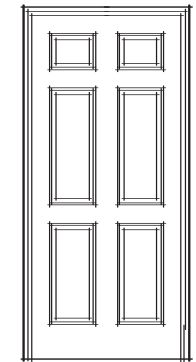
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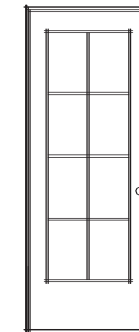
typical board door w/ single lite and wrought iron brackets, typically stained



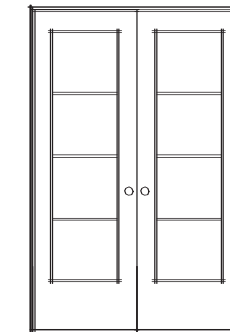
arch top board door with single lite, typically stained.



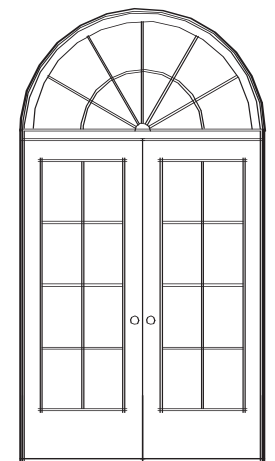
multi paneled doors were painted a dark tone or stained



single 8 lite
2'-8" wide door



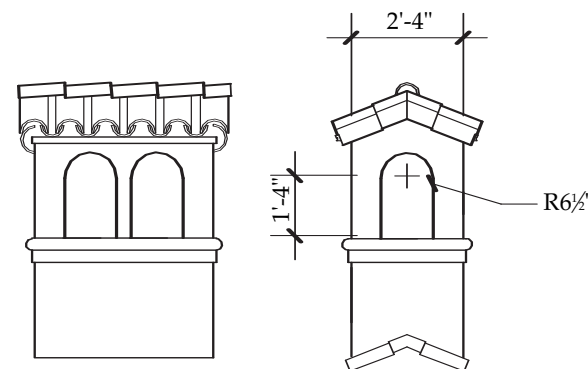
double 4 lite pair 2'-0" wide doors



double 8 lite w/ 1/2 round transom lite above pair: 2'-4" to 2'-8" wide doors

WINDOWS

- All openings to be inset into the façade a minimum of 4".
- Windows are arranged based on a massing divided into sections or bays. Each one or two story bay will have an identifiable composition, but the overall massing may appear asymmetrical.



CHIMNEY DETAIL

ENTRY

- Entry doors either are a part of the porch composition or are stand alone where they would be embellished with a stone surround, classically oriented stone portico, or inset into the façade 3'-0" to 4'-0".



Slight protrusions on either side of the integral entry loggia creates interest in an otherwise basic facade.



The screened room with parapet accepts the detail elements while the main body remains fairly simple.



Typical Monterey style. Many homes of this type were constructed of 4" block coursing on both stories, then painted



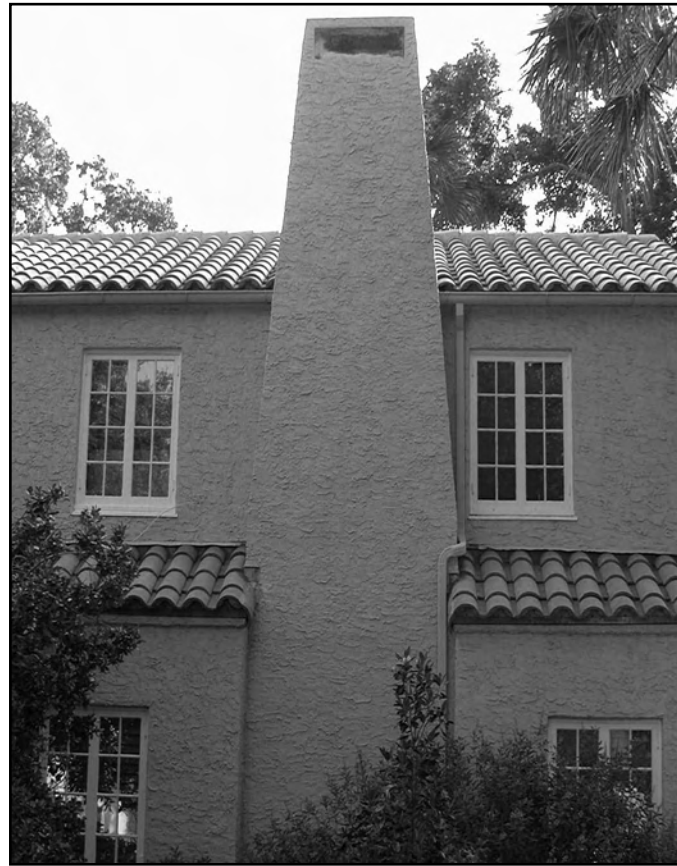
Unique example of Italian Renaissance where porch element protrude out from the main body.



Three distinct bays, the two outside bays have symmetrical window arrangements, the center bay has an asymmetrical arrangement creating points of interest for entry and stair well.



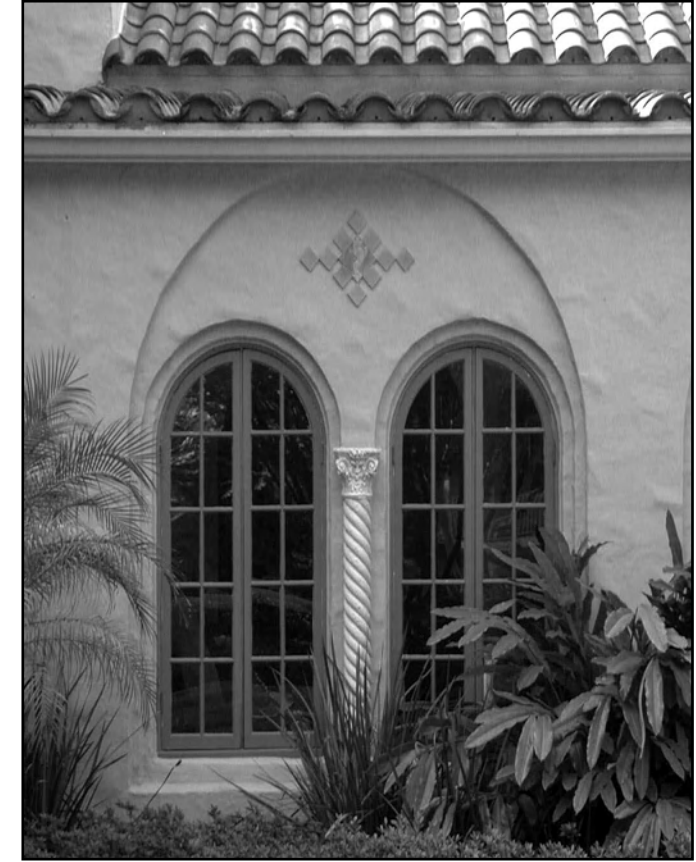
Multiple roof forms, a second story balcony and a loggia provide appropriate massing elements for the Mediterranean style and create a lively street presence.



Acceptable alternative chimney detail.



Acceptable alternative chimney detail.



1/2 round windows encased by stucco arch. Tile inset in stucco creates an interesting focal point.



Gable end ventilation achieved with clay barrel tiles.

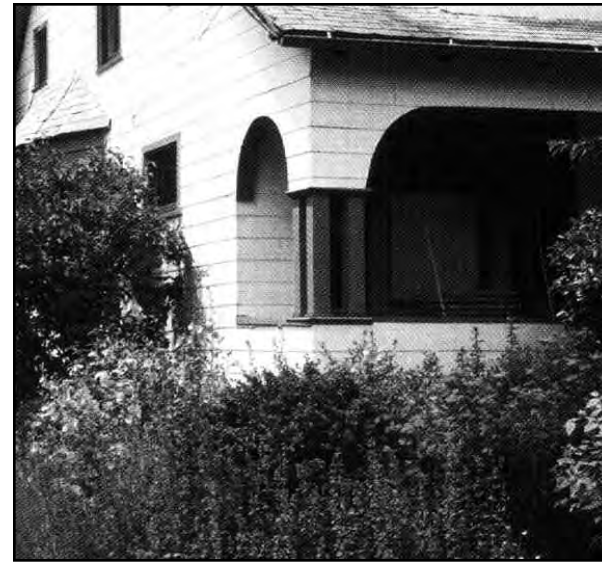


Horizontal bands at 2nd floor window sill are common in Spanish Eclectic and Italian Renaissance styles. Stone surround breaks the plane of the facade highlighting the entry.

LANDSCAPE GUIDELINES

This chapter outlines essential landscape components that complement and enhance neighborhood character. The first section addresses general place making guidelines that all residential lots are expected to follow. These guidelines are accompanied by a general description, which discusses the rationale for the guidelines, as well as annotated illustrations that reinforce the guideline's meaning and intent.

Following the Universal Landscape Guidelines section is a site-specific look at each of the seven different lot size scenarios. Topics such as building placement lot zones, and plant requirements are addressed. The purpose of this section is to help the builder and homeowner create an environment that organizes space, enhances the architectural facade and the streetscape, and provides a pedestrian friendly and comfortable urban environment. The last section contains a plant list detailing acceptable species and minimum planting sizes. This list identifies native and drought-tolerant plant species that support sustainable development.



SUSTAINABLE LANDSCAPE PRINCIPLES

Sustainable and water-wise landscape principles are vital to Baldwin Park. These principles place emphasis on specific planning and design principles, soil improvements, appropriate materials, selections and turf use, efficient irrigation and appropriate landscape maintenance practices to benefit the relationships between people and the natural and built environment. The goal of Baldwin Park will be to merge the natural, economic and social systems in a way that enhances the overall quality of life of its residents. Sustainable landscape and water-wise practices for residential development may include the following:

Shade and Ambient Temperature

Promote the use of vegetation to increase shade. Minimize the use of impervious surfaces and lawn areas. Maximize the use and placement of deciduous trees on the South and West sides of structures. The result is a reduction in localized ambient temperature, therefore improving the energy-efficiency of the community.

Native Plants

Encourage the use of native and drought-tolerant plant species to conserve water, minimize maintenance and the use of pesticides and provide wildlife habitat. Promote a diversity of plant species to create a more stable environment that will be less desirable to pests.

Materials

Using materials and construction methods specific to the region, referencing history, culture, and climate.

Renewable Resources

Maximizing the use of renewable and indigenous resources in site development and management.

Irrigation

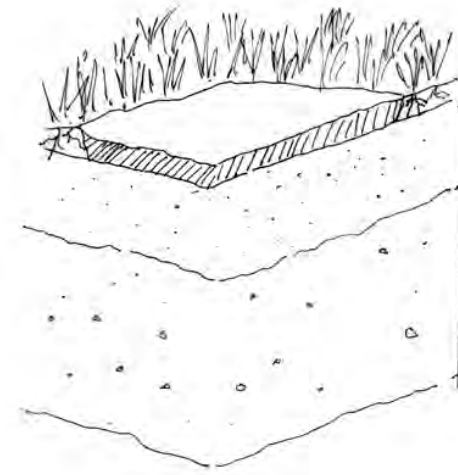
Minimizing the demand for water through the use of drought-tolerant plant species and by utilizing an efficient, zoned, automatic irrigation system.

Recycling

Promote the recycling of landscape materials to preserve water, energy, and materials. Organic mulches can be the by-product of landscape trimmings and grass clippings and can be utilized to reduce the demand for irrigation.

Maintenance

As previously stated, the minimal use of turf areas and the appropriate selection of plants will minimize the risk of disease and insect control, as well as the demand for water and fertilizers.



Mulch to 3" min.

Ammend top soil to 4"-12" dpth

Avoid compaction of sub-grade to allow proper percolation of water

SOILS

A soils test done by a qualified professional is recommended as the primary step in determining the need for any soil amendments and to determine suitable landscape plants.

Amending poor soil with organic mulch is encouraged to improve water percolation, retention, nutrient production, and reduce the need for frequent irrigation. A good soil mixture should retain water under "normal" watering conditions and be rich with organic matter such as compost. Peat moss is not a recommended soil amendment because of its limited supply.



MICROCLIMATES

Microclimates are areas on the lot that have unique conditions. For example, the South and West-facing sides of the house are typically exposed to harsh midday and afternoon sun. Therefore, plants that require shady conditions will generally grow better on the North and East sides of the house.

Deciduous trees also create seasonal microclimate conditions in the residential landscape. These trees can create dense shade in the spring and summer months yet allow the sun to penetrate in the fall and winter months. The landscape design must reflect such variations in microclimate conditions to maximize on the optimal growth and performance of many plants.



MULCHING

Mulching is important for many reasons. Mulching helps slow down the evaporation of water from the soil, it helps keep the roots shaded and cool, and it helps prevent the establishment of weeds.

Mulching with organic materials such as shredded bark or wood also enriches the soil as it decays, increasing the soil's water retention qualities. Therefore it is important to apply new layers of mulch, maintaining at least a 3" depth at all times.

Cypress mulch is not permitted in an effort to promote the preservation of these rare trees. Recycled mulch materials may only be used in the Private Zone.

Canopy and Ornamental Trees

Installation of a mulch ring is recommended at the base of each canopy tree or ornamental tree at the time of installation. The ring must have at least a 2-foot radius, measured from the center of the tree trunk. This mulch ring must be composed of organic material and be installed to a depth of 3" minimum.

Shrub and Perennial Beds

Place all shrubs and perennial plants in beds mulched with shredded bark. The mulch must cover the entire planting bed to a depth of 3".

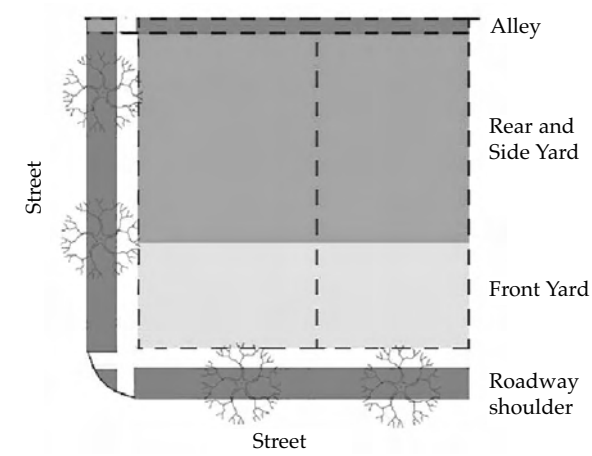


PLANT PLACEMENT

Plants should be located in areas where they will be permitted to grow to maturity with minimal cosmetic pruning, with the exception of hedge material.

The spread of trees should be taken into consideration when planting them in close proximity to the house or garage. If planted too close to a building, the tree will eventually crowd against the house, need constant pruning, or even cause damage to the structure.

Also, the root system of the tree should be considered. Many shallow-rooted trees can cause considerable damage to sidewalks or driveways by growing under the concrete and "heaving" it from the ground, causing arching and trip hazards.



IRRIGATION

Roadway shoulder, front yards, rear and side yards, and alleys must be irrigated. Irrigation systems shall be designed for separate turf and shrub zones.

Front Yards and Tree Lawns

A properly designed, water-efficient spray irrigation system that provides full coverage must be used.

Rear Yards, Side Yards, and Alleys

A properly designed water efficient traditional drip irrigation or spray irrigation system that provides full coverage must be used.



MASSING & ORDER

It is recommended that trees, shrubs, hedges and groundcover be grouped to define and accentuate outdoor spaces and entries and enhance the house design and detailing. Massing plants of one species is highly recommended, particularly next to fences or walls. Hedges are a prominent example of massing.

Three social realms have been created to help organize space, enhance the streetscape, and provide pedestrian-friendly and comfortable urban environments. These spaces are referred to as the Public Realm, the Semi-Public Realm, and the Semi-Private Realm. Landscape elements are used in these areas to help provide a clear definition between each space and to aid in the transition between the public space to the semi-private spaces.



HORIZONTAL LAYERING

Public Realm

The first horizontal layer includes the area from the back of curb to the back of the sidewalk. Fronted by residential dwellings, this layer extends the length of each block and provides continuity within the streetscape in the form of a continuous lawn panel and regularly spaced street trees.

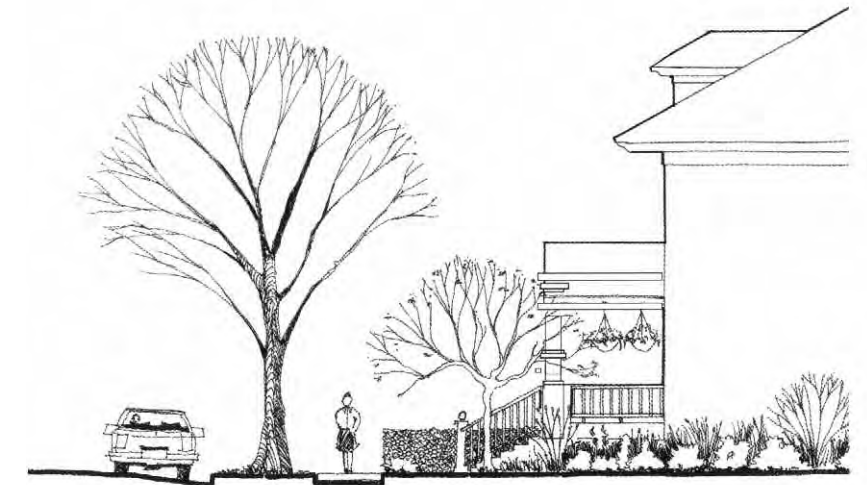
Semi-Public Realm

The second horizontal layer is the transition zone between public space and private space. This zone begins at the back of the sidewalk and extends to the base of the porch and/or house. Here, the front yard and street side yard lawn, plant beds, fences, and walls establish privacy boundaries, define the entry and accentuate architectural features.

Semi-Private Realm

The private realm is defined by the front edge of the porch and the facade of the building. Slightly raised above the sidewalk elevation and comfortably set back, this semi-private space allows for pots, hanging baskets, window boxes, and private outdoor furnishings.

To support the urban density of Baldwin Park, vertical layering will shape the public realm and enhance the pedestrian environment. Vertical layering is considered on the following three levels: overhead elements, eye-level elements and ground-level elements.



VERTICAL LAYERING

Overhead Elements

Large canopy trees provide spatial structure, shade, and a buffer between the street and the semi-private realm. Their canopies provide a sense of enclosure within the public street and create the framework for smaller “garden rooms” of ornamental trees and shrubs within the semi-public realm.

Eye-Level Elements

This layer creates comfort and visual interest through the use of human-scaled elements such as hedges, walls and fences, and perennial borders. These elements provide separation between the public and semi-private realms, define entries and help to visually connect the home with the surrounding landscape.

Ground-Level Elements

Ground-level elements include groundcover and paving. They should support the architecture of the house and frame private entrances. Organize these elements to support urban landscape patterns that tend to be more orthogonal, respecting the edges of the home, porch, sidewalk, and property lines. Ground-level elements comprise plants, special paving, and potted plants to define entry ways.



HEDGES/WALLS

Hedges

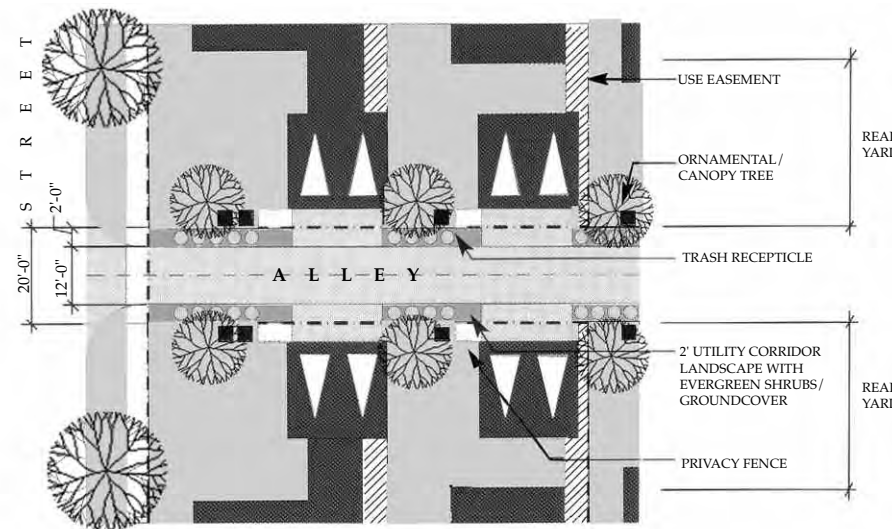
Hedges help to delineate property boundaries and to provide separation between the public and semi-public zones. When used along front or side streets, they must be continuous along a street. The maximum height of any hedge shall be 36" unless otherwise specified and all hedges should be of evergreen plant material.

Walls and Fences

Walls are used to create privacy and extend architectural elements and character into the landscape. Walls may be made of stone, masonry, or other appropriate building materials in keeping with the architectural style of the home.



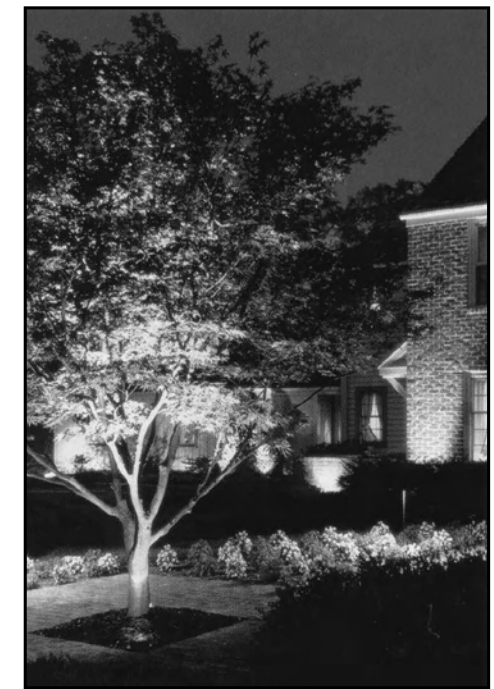
Typical Alley - Section



Typical Alley - Plan

ALLEYS

Landscape material provides color, life, and order in the alley. Trees, shrubs, and groundcovers create texture, shade, and spatial structure. The 16' alleys will include 12' feet of centered alley pavement flanked by two, 2' zones for utilities on both sides of the alley pavement. Shrub design in Alley shall not promote growth of a shrub greater than 30" in height.



EXTERIOR LIGHTING

Accent landscape lighting shall be permitted in the private zone only. Low voltage lighting is recommended.

Low voltage landscape lighting systems are safe, economical, and energy efficient. This type of lighting is recommended to provide safe access near paths, drives and entry areas. Outdoor lighting techniques should be utilized to increase security as well as accent architectural and plant features in the landscape.

A common technique is up-lighting, which focuses light and attention on an object from a low fixture location. The object can be a shrub, tree or architectural feature like a gazebo or arbor. The fixtures should be specific to the mature size of the plant or the size of the hardscape area to be illuminated.

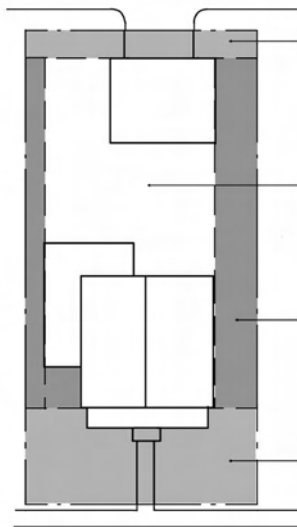
Path lighting uses low-voltage fixtures which direct illumination down and outward. These fixtures should be shielded on top to prevent glare. They are used along walks, stairs and anywhere else that safe night access is desired.

General Description

The location and description of the zones below are typical but may vary depending on the shape of the lot.

The landscape requirements for residential lots provide unified planting standards that compliment a broad mix of housing types and should reinforce the neighborhood character.

DEFINITIONS



Alley Yard - The main purpose of the Alley Yard is to disrupt the repetition of garage facades.

Private Zone - Contained by the Front, Side, and Alley Yards, the Private Zone is the area that is most appropriate for outdoor entertaining.

Side Yard - The side yard can be used as a buffer or an accent area for the Private Zone

Front Yard - The front yard serves as a transition zone between the public and private realm environment of the homeowner. The yard also helps create an edge to the pedestrian environment in the public realm.

LANDSCAPE DESIGN CRITERIA

Location	Lot Type					
	Cottage	Park	Village	Manor	Custom	Townhome
Front Yard						
Trees	Minimum of 2 accent trees	Minimum of 1 canopy tree and 1 accent tree	Minimum of 1 canopy tree and 1 accent tree	Minimum of 1 canopy tree and 2 accent tree	Minimum of 2 canopy tree and 2 accent tree	Minimum of 1 accent tree
Shrubs	25% minimum coverage of pervious area	20% minimum coverage of pervious area	20% minimum coverage of pervious area	15% minimum coverage of pervious area	15% minimum coverage of pervious area	25% minimum coverage of pervious area
Groundcover	25% minimum coverage of pervious area	25% minimum coverage of pervious area	25% minimum coverage of pervious area	25% minimum coverage of pervious area	25% minimum coverage of pervious area	25% minimum coverage of pervious area
Turf	40% maximum coverage of pervious area	45% maximum coverage of pervious area	45% maximum coverage of pervious area	55% maximum coverage of pervious area	55% maximum coverage of pervious area	35% maximum coverage of pervious area
Side Yard						
Trees	Minimum of 1 accent tree	Minimum of 2 accent trees	Minimum of 2 accent trees	Minimum of 1 canopy tree and 1 accent tree	Minimum of 1 canopy tree and 1 accent tree	Minimum of 1 accent tree
Shrubs	50% minimum coverage of pervious area	50% minimum coverage of pervious area	50% minimum coverage of pervious area	50% minimum coverage of pervious area	50% minimum coverage of pervious area	50% minimum coverage of pervious area
Groundcover	0% minimum coverage of pervious area	0% minimum coverage of pervious area	0% minimum coverage of pervious area	0% minimum coverage of pervious area	0% minimum coverage of pervious area	0% minimum coverage of pervious area
Turf	50% maximum coverage of pervious area	50% maximum coverage of pervious area	50% maximum coverage of pervious area	50% maximum coverage of pervious area	50% maximum coverage of pervious area	50% maximum coverage of pervious area
Alley Yard						
Shrubs	25% minimum coverage of pervious area	25% minimum coverage of pervious area	25% minimum coverage of pervious area	25% minimum coverage of pervious area	25% minimum coverage of pervious area	25% minimum coverage of pervious area
Groundcover	0% minimum coverage of pervious area	0% minimum coverage of pervious area	0% minimum coverage of pervious area	0% minimum coverage of pervious area	0% minimum coverage of pervious area	0% minimum coverage of pervious area
Turf	40% maximum coverage of pervious area	40% maximum coverage of pervious area	40% maximum coverage of pervious area	40% maximum coverage of pervious area	40% maximum coverage of pervious area	40% maximum coverage of pervious area

1. The front elevation of the main building foundation shall be screened from the street with plant material.
2. The Side Yard on all corner lots must meet the same requirements of the Front Yard.
3. In the Private Zone, hardscape materials (such as pavers, concrete, etc.) must have a minimum one foot buffer from the adjacent property line.
4. The plant material located in the Alley Yard shall be maintained at a height no higher than 30 inches.



Common Name	Botanical Name	Installation Size	Recommended Spacing	Height X Spread	Size at Maturity	Allowable Placement on Lot	(DT) Drought Tolerant (N) Native	Comments
CANOPY TREES - DECIDUOUS								
Allee Elm	Ulmus parviflora "Allee"	65 gallon	15'	8-10' x 6-8'	30-40'	FPS	DT	Full sun
Drake Elm	Ulmus parviflora "Drake"	65 gallon	20'	11-13' x 7-9'	40-50'	FPS	DT	Full sun
Red Maple	Acer rubrum	65 gallon	15'	10-12'x4-6'	75-80'	FPS	N	Sun or shade, use in moist soil
Sweet Gum	Liquidambar styraciflua	65 gallon	25'	8-10' x 4-6'	60-100'	FPS	N	Sun to part shade, high litter (leaves and seeds heads drop)
Sycamore	Platanus occidentalis	65 gallon	25'	12-14' x 6-10'	80-140'	FPS	DT, N	Sun or shade, rapid grower, requires clean up
CANOPY TREE - EVERGREEN								
American Holly	Ilex opaca	30 gallon	10'	6-8' x 3-4'	40-50' x 15-25'	FPS	DT, N	Sun to part shade, Savannah & East Palatka variety preferred
Bluff Oak	Quercus austrina	65 gallon	25'-30'	14-16' x 6-10'	50-80'	FPS	DT, N	Full sun, good urban tree
Laurel Oak	Quercus laurifolia	65 gallon	20'-25'	14-16' x 6-10'	80-100'	FPS	N	Sun to part shade, needs room to grow
Live Oak	Quercus virginiana	65 gallon	30'	14-16' x 6-10'	60-100'	FPS	DT, N	Sun to part shade, needs room to grow
Loblolly Bay	Gordonia lasianthus	30 gallon	15'	6-8' x 3-4'	50-70'	FPS	N	Sun to part shade, good native for wet areas
Nuttall Oak	Quercus nutallii	65 gallon	20'-25'	12-14' x 6-8'	50-100'	FPS	DT, N	Fullsun
Shumard Oak	Quercus shumardii	65 gallon	20'-25'	12-14' x 6-8'	50-80'	FPS	N	Full sun
Southern Magnolia	Magnolia grandiflora	65 gallon	15'-20'	10-12' x 4-5'	60-80'	FPS	N	Sun or part shade, allow branches to touch ground to hide litter
Southern Red Cedar	Juniperus siliciclua	30 gallon	10'-15'	6-8' x2-4'	20-3- x 10-15'	FPS	DT, N	Sun to part shade
ACCENT TREE - DECIDUOUS								
Bald Cypress	Taxodium distichum	65 gallon	10'-15'	12-14'x6-8'	80-130'	PS	DT, N	Sun to part shade, deciduous conifer, use in moist soil
Bradford Pear	Pyrus calleryana "Bradford"	30 gallon	15'	8-10' x 3-4'	20-30' x 15-20'	FPS	DT	Sun or part shade
Chaste Tree	Vitex agnus-castus	15 gallon	10'	6-10' x 3-4'	18' x 8'	FPS	DT	Sun to part shade, open, fragrant
Crape Myrtle	Lagerstroemia indica sp.	15 gallon	10'-15'	6-8' x 3 1/2'- 4'	10-20' x 8-15'	FPS	DT	Sun, Multi-trunk specimens look best
Eastern Redbud	Cercis canadensis	15 gallon	15'	6-8' x 3 1/2'-4'	30-40'	FPS	N	Sun to part shade, native species best
Fringe Tree	Chionanthus virginicus	30 gallon	10'	6-8' x 3-4'	20 x 15'	FPS	DT, N	Full sun to shade
Red Mulberry	Morus rubra	15 gallon	15'	6-8' x 3-4'	40' x 50'	PS	DT, N	Sun
River Birch	Betula nigra	30 gallon	15'	8-10' x 3 1/2- 4'	40-60'	FPS	N	Part shade, specify multi trunk specimens, moist soil
Trumpet Tree	Tabebuia umbellata	15 gallon	10'-15'	6-8' x 3-4'	25'	FPS	DT, N	Showy trumpet flower, cold tolerant to mid 20's
ACCENT TREE - EVERGREEN								
Dahoon Holly	Ilex cassine "Dahoon"	30 gallon	10'	10-12'	20-0' x 15-20'	FPS	N	Sun to part shade, will take moist soil
Loquat	Eriobotrya japonica	15 gallon	15'	8'-15' x 4-4 1 /	20-30'	FPS		Sun or part shade tree form
Orange, Grapefruit, Lemon	Citrus spp.	15 gallon	10'-15'	8'-15' x 4-4 1 /	15-25'	FPS		Full sun, tree form, high maintenance, fragrant flowers
Italian Cypress	Cupressus sempervirens	15 gallon	4'	6-8' x 2 1/2'	20-40' x 2'	FPS	DT	Sun
Podocarpus	Podocarpus macrophyllus	15 gallon	15'	6-8' x 3-3 1/2 '	20-40'	FPS	DT	Sun to part shade, columnar
Tall Glossy Privet	Ligustrum lucidum	15 gallon	10'	6-8' x 3 1/2-4'	20-40'	FPS		Sun or shade, single-trunk tree
Torulosa Juniper	Juniperus chinensis 'torulosa'	15 gallon	10'	4-6 x 2-3'	12-14'	FPS	DT	Sun
Wax Myrtle	Myrica cerifera	15 gallon	6'-10'	6-8' x 3 1/2-4'	15-25'	FPS	N	Sun to part shade, container grown best, native
Wax Privet	Ligustrum japonicum	15 gallon	10'	6-8' x 3 1/2-4'	12' x 12'	FPS		Sun, Multi-stem tree
White Geiger Tree	Cordia boissieri	30 gallon	10'	7'-9' x 4'-5'	10'	FPS		Sun, cold tolerant to low 20's
Yaupon Holly	Ilex vomitoria	15 gallon	10'	6-8' x 3 1/2-4'	20-25' x 10-15'	FPS	DT, N	Sun or shade, multi-trunk tree form

Common Name	Botanical Name	Installation Size	Recommended Spacing	Height X Spread	Size at Maturity	Allowable Placement on Lot	(DT) Drought Tolerant (N) Native	Comments
LARGER SHRUB/HEDGE - EVERGREEN								
Anise	Illicium floridanum	3 gallon	36" - 42"	FL #1	20' x 8'	FPS	N	Sun or part shade, aromatic leaves, maintain at 6'
Awabuki Viburnum	Viburnum odoratissimum awabuki	3 gallon	36" - 42"	FL #1	12' x 7'	FPS	DT	Part shade, maintain at 6-8'
Burford Holly	Ilex cornuta "Burfordii"	3 gallon	36" - 42"	FL #1	12-18' x 8-10'	FPS		Sun to part shade, good border, slow growth
Camellia	Camellia japonica	3 gallon	36" - 42"	FL #1	10-15' x 6-10'	FPS		Part shade
Cleyera	Cleyera japonica	3 gallon	36" - 42"	FL #1	10-20'	FPS		Shade to part shade
Glossy Abelia	Abelia x grandiflora	3 gallon	36" - 42"	FL #1	6-10' x 3'	FPS		Sun or shade, sensitive to iron chlorosis
Japanese Anise Tree	Illicium parviflorum	3 gallon	36" - 42"	FL #1	10-20' x 8'	FPS	DT	Sun or part shade, aromatic leaves, hardy, medium growth
Pinapple Guava	Feijoa sellowiana	3 gallon	36" - 42"	FL #1	10-12'	FPSA		Sun, fast growth, maintain at 5-8'
Pittosporum	Pittosporum tobira	3 gallon	36" - 42"	FL #1	10' x 10'	FPS	DT	Sun, variegated and compact variety exist
Podocarpus	Podocarpus macrophyllus	3 gallon	36" - 42"	FL #1	20-40'	FPS	DT	Sun or shade
Plumbago/Leadwort	Plumbago auriculata	3 gallon	36" - 42"	FL #1	3-5' x 6-8'	FPSA		Full sun, needs pruning
Sandankwa Viburnum	Viburnum suspensum	3 gallon	36" - 42"	FL #1	6-8'	FPSA		Sun or shade, hardy, easily sheared
Sassanqua	Camellia sassanqua	3 gallon	36" - 42"	FL #1	15-20' x 8-15'	FPS		Sun to part shade, showy red berries
Sweet Viburnum	Viburnum odoratissimum	3 gallon	36" - 42"	FL #1	5-15'	FPS	DT	Part shade, native, prefers acid soil, maintain at 6-9'
Wax Myrtle	Myrica cerifera	3 gallon	36" - 42"	FL #1	15-25'	PSA	N	Sun or part shade, very tolerant to adverse conditions
Wax Privet	Ligustrum japonicum	3 gallon	36" - 42"	FL #1	10-15' x 10'	FPS		Sun or shade, tolerant to adverse conditions, good border shrub
Yaupon Holly	Ilex vomitora	3 gallon	36" - 42"	FL #1	20-25' x 10-15'	FPS	DT, N	Sun or shade, medium growth

MEDIUM SHRUB/HEDGE - EVERGREEN

Box Thorn	Severinia buxifolia	3 gallon	24" - 36"	FL #1	5' - 12' x 4' - 6'	FPSA	DT	Sun to part shade, thorny branches, black berries
Crape-Jasmine Gardenia	Gardenia jasminoides	3 gallon	24" - 36"	FL #1	8' x 6-8'	FPS		Sun or part shade, high maintenance, grafted stock only
Chinese Juniper	Juniperus chinensis	3 gallon	24" - 36"	FL #1	1-8'	FPSA	DT	Full sun to part shade
Dwarf Burford Holly	Ilex cornuta "Nana Burfordii"	3 gallon	24" - 36"	FL #1	3-4'	FPSA	DT	Sun or part shade
Flame of the Woods	Ixora coccinea	3 gallon	24" - 36"	FL #1	3-4'	FPSA		Sun, cold sensitive
Heavenly Bamboo	Nandina domestica	3 gallon	24" - 36"	FL #1	6-8' x 3'	FPSA		Lacy, upright, red berries in winter, dwarf variety available
Indian Hawthorn	Raphiolepis indica	1 or 3 gallon	24" - 36"	FL #1	3-5' x 3-4'	FPSA		Sun or shade, hardy, dwarf variety available
Southern Indica Azalea sp.	Rhododendron indicum sp.	3 gallon	24" - 36"	FL #1	4-6' x 4-6'	FPSA		Part shade, acid soil, bloom color varies by species
Thryallis	Galphimia glauca	3 gallon	18" - 24"	FL #1	3-5' x 2-3'	FPSA	DT	Sun, cold sensitive
Variegated Pittosporum	Pittosporum Tobira "Variegata"	3 gallon	24" - 36"	FL #1	4-6' x 4-6'	FPSA	DT	Full sun to part shade

SMALL SHRUB - EVERGREEN

Dwarf Indian Hawthorn	Raphiolepis indica	3 gallon	18" - 24"	FL #1	2' x 2-3'	FPSA	DT	Sun or shade, enriched soil, hardy
Dwarf Schellings Holly	Ilex vomitora "Schellings Dwarf"	1 or 3 gallon	18" - 24"	FL #1	3-4' x 3-4'	FPSA	DT, N	Sun or shade, small, good border hedge
Japanese Boxwood	Buxus microphylla "Japonica"	1 or 3 gallon	18" - 24"	FL #1	3-5' x 3'	FPSA		Sun or shade, good border hedge
Kurume Azalea	Rhododendron Kurume Hybrids	3 gallon	18" - 24"	FL #1	2-4' x 2-4'	FPSA		Part shade, low variety, needs acid soil, high maintenance
Parson Juniper	Juniperus chinensis "Parsonii"	1 or 3 gallon	18" - 24"	FL #1	2-3' x 2-3'	FPSA	DT	Full sun to part shade

Common Name	Botanical Name	Installation Size	Recommended Spacing	Height X Spread	Size at Maturity	Allowable Placement on Lot	(DT) Drought Tolerant (N) Native	Comments
ACCENT SHRUB								
Birds Nest Fern	Asplenium nidus	3 gallon	36"-42" min.	FL #1	4' x 6'	P		Shade
Coontie	Zamia pumila	3 gallon	36"-42" min.	FL #1	3'	P	DT, N	Heavy shade, cold sensitive
Crinum Lily	Crinum asiaticum	3 or 7 gallon	36"-42" min.	FL #1	5' x 5'	P		Sun to shade, cold sensitive
Cut Leaf Philodendron	Philodendron selloum	3 gallon	36"-42" min.	FL #1	8' x 15'	P		Part shade, cold sensitive
European Fan Palm	Chamaerops humilis	7 to 15 gallon	36"-42" min.	FL #1	15'	P	DT	Sun
Hibiscus	Hibiscus rosa-sinensis	3 gallon	36"-42" min.	FL #1	6-10' x 4-5'	FPSA	N	Part shade to full sun, water when dry, fertilize during growing season
Japanese Fatsia	Fatsia japonica	3 gallon	36"-42" min.	FL #1	5' x 3'	P		Shade, cold sensitive
King Sago Palm	Cycas revoluta	3 or 7 gallon	36"-42" min.	FL #1	10' x 5'	P	DT	Sun or shade
Lady Palm	Rhapis excelsa	3 or 7 gallon	36"-42" min.	FL #1	10'	P		Shade. Expensive, patio/container
Pennisetum	Pennisetum setaceum	3 gallon	36"-42" min.	FL #1	2' x 4'	P		Sun, medium high grass
Pigmy Date Palm	Phoenix roebelenii	3 to 15 gallon	36"-42" min.	FL #1	4-10'	P		Multi-trunk, graceful
Shell Ginger Lily	Alpinia zerumbet	3 gallon	36"-42" min.	FL #1	8-9' x 6-8'	P		Partial shade, moist soil
Yesterday, Today, and Tomorrow	Brunfelsia grandiflora	3 or 7 gallon	36"-42" min.	FL #1	7' - 10' x 5'- 8'	P	DT	full sun to part shade

GROUND COVERS

African Iris	Morea Iridiodes	1 gallon	12" - 18"	1 gallon	12-18" x 18"	FPSA		full sun (for flowers) to part shade
Boston Fern	Nephrolepis exalta	1 gallon	12" - 18"	1 gallon	12"-2' x 2'	FPSA	DT, N	Shade
Bugleflower	Ajuga reptans	1 gallon	12" - 18"	FL #1	4-12' x 12"	FPSA		Part shade, thrives in moist locations
Cast-Iron Plant	Aspidistra elatior	1 gallon	12" - 18"	FL #1	3' x 1'	FPSA		Prefers dense shade
Dwarf Confederate jasmine	Trachelospermum jasminoides 'Minima'	3 gallon	12" - 18"	FL #1	12-18" x 15'	FPSA		Part shade
Daylily Hybrids	Heemerocalis hybrids	1 gallon	12" - 18"	FL #1	2-3' x 4'	FPSA	DT	Shade, choose evergreen variety, bloom color varies by species/variety
Downy Jasmine	Jasminum multiflorum	3 gallon	12" - 18"	FL #1	VARIES	FPSA	DT	Sun to part shade
English Ivy	Hedera helix	4" pot	12" - 18"	FL #1	40'	FPSA		Needs shade
Florida Heather	Cuphea hyssopifolia	1 gallon	12" - 18"	FL #1	12"-2' x 2'	FPSA	DT, N	Sun to part shade
Holly Leaf Fern	Cyrtomium falcatum	1 gallon	12" - 18"	FL #1	2' x 2'	FPSA		Prefers moist shade
Lily of the Nile	Agapanthus africanus	1 gallon	12" - 18"	C	2' x 2'	FPSA		Sun or part shade
Lilyturf species	Liriope sp.	1 gallon	12" - 18"	FL #1	12-18" x 18"	FPSA	DT	Shade to full sun, purple bloom, evergreen giant, variegated, etc.
Mondo Grass	Ophiopogon japonicus	1 gallon	12" - 18"	FL #1	12" x 18"	FPSA		Sun or shade
Periwinkle	Vinca minor	4" pot	12" - 18"	FL #1	12-18" x 3-4'	FPSA		Part shade to shade
Purple Queen	Setcreasea purpurea	1 gallon	12" - 18"	FL #1	1' x 2'	FPSA		Sun to part shade
Shore Juniper	Juniperus conferta	1 gallon	12" - 18"	FL #1	2' x 2-4'	FPSA	DT	Sun to part shade
Spider Lily	Hymenocallis latifolia	1 gallon	12" - 18"	FL #1	2' x 4-5'	FPSA	DT, N	Full sun
Variegated Big Periwinkle	Vinca major "Variegata"	4" pot	12" - 18"	FL #1	12-18" x 3-4'	FPSA		Sun or shade
Wood Fern	Dryopteris erythrosora	1 gallon	12" - 18"	FL #1	2' x 2'	FPSA	N	Shade, drought tolerant

TURF

St. Augustine Grass	Stenotaphrum secundatum				NA	FPSA		Sun to shade ("Floritam"), shade ("Bitter Blue")
Bermuda Grass	Cynodon dactylon				NA	FPSA		Sun to part shade

Common Name	Botanical Name	Installation Size	Recommended Spacing	Height X Spread	Size at Maturity	Allowable Placement on Lot	(DT) Drought Tolerant (N) Native	Comments
PALM TREE								
Cabbage Palm	Sabal palmetto		10'	8-10'	30-60'	P	DT, N	Full sun to shade, will take moist soil
Chinese Fan Palm	Livistona chinensis		10'	6-10'	20-25'	P		Sun
European Fan Palm	Chamaerops humilis		10'	2-6'	2-6'	P	DT	Small palm, dwarf, cluster
Paurotis Palm	Acoelorrhaphe wrightii		10'	6-8'	15'-25' x 10' - 15'	P	DT, N	Full sun to part shade, also wet soil
Pindo Palm	Butia capitata		10'	6-8'	10-20'	P	DT	Full sun
Queen Palm	Arecastrum romanzoffianum		8'	10-12'	25-40'	P		Full sun, cold sensitive
Windmill Palm	Trachycarpus fortunei		10'	4'	5-10'	P		Sun to part shade, well prepared soil, water regularly

VINES - DECIDUOUS

Wisteria	Wisteria sp.	3 gallon	18" - 24"	FL #1	VARIES	FPSA	DT	Sun, native encouraged (frutescens)
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VINES - EVERGREEN

Allamanda	Allamanda sp.	3 gallon	18" - 24"	FL #1	VARIES	FPSA	DT	Twining vine, Full sun to light shade, Grows well in moist soils.
Banks Rose	Roas banksii	3 gallon	18" - 24"	FL #1	VARIES	FPSA		Sun to part shade
Bougainvillea	Bougainvillea sp.	3 gallon	18" - 24"	FL #1	VARIES	FPSA	DT	Full sun, prickly thorns, many colors, cold sensitive
Confederate Jasmine	Trachelospermum jasminoides	1-3 gallon	18" - 24"	FL #1	VARIES	FPSA		Fast grower
Coral Vine	Antigonon leptopus	1-3 gallon	18" - 24"	FL #1	VARIES	FPSA	DT, N	Fullsun
Creeping Fig	Ficus pumila	1 gallon	18" - 24"	FL #1	VARIES	FPSA	DT, N	Part shade to shade
English Ivy	Hedera helix	4" pot	18" - 24"	FL #1	40'	FPSA		Needs shade
Night Blooming Jasmine	Castrum nocturnum	3 gallon	18" - 24"	FL #1	12'	FPSA		Fragrant
Shining Jasmine	Jasminum nitidum	3 gallon	18" - 24"	FL #1	VARIES	FPSA		Sun to part shade
Trumpet Creeper	Campsis radicans	1-3 gallon	18" - 24"	FL #1	VARIES	FPSA	DT, N	Sun to part shade

GLOSSARY

Add-On Elements: Smaller forms that are appended onto the Main Body of the house. Each add-on element has a separate roof form. They are often staggered or offset from each other and the Main Body to create an undulating elevation when fronting a side street. Add-on Elements include, but are not limited to, loggias, wrap-around porches, enclosed porches, breakfast areas, and garages.

Alley Yard: The area between the edge of the Alley pavement and the Alley Setback.

Alley Setback: The minimum distance from the alley property line that any permanent construction can be built.

Alley Right of Way: Typical alley rights-of-way are 16 feet wide. The pavement is typically 12 feet wide and is flanked by two (2) feet strips on each side which are planted, irrigated and maintained by individual property owners whose lots front the alley.

Architrave: The lowest part of the entablature; a beam resting directly on the tops of capitals of columns.

Balustrade: An entire railing system (as along the edge of a balcony) including a top rail and its balusters, and sometimes a bottom rail.

Bay: A part of a structure, as a building, that is marked off by vertical elements.

Bay Window: a recess or opening in a wall; an extension of a building wing.

Bedmold: A molding profile, or combination of moldings, at the base of the cornice above the frieze. Dentils, if any, are located in the middle of the bedmold.

Block: Those houses sharing a common street frontage between cross streets.

Building Height: The vertical distance from the lot grade to the highest finished roof surface of flat roofs or to an average height of pitched roofs.

Build-to-Line: Range of allowable distance as measured from the property line where the front face of a building's appendage may be placed.

Category: A term referencing broad architectural design fundamentals and movements. E.g. Craftsman is a Category of design comprised of related styles such as the Arts and Crafts, the Bungalow style, and Prairie. The styles may share a genre of elements such as roof forms, massing, materials, or details.

Chamfered: A right angle corner cut off symmetrically at 45 degrees.

Charleston Singles: A name for a form of residential design commonly used in historic urban areas such as Charleston, South Carolina. The name derives itself from the plan orientation of the house; a single room width without a centralized entrance hall. The form is readily recognized in varying styles of architecture by its two story mass that appears to front on the street, however the interior rooms orient to a side yard or garden.

Civic Realm: Those spaces of the neighborhood shared by all residents. They include thoroughfares, greens, parks, vistas and squares.

Cladding: Exterior surface material of a building.

Clapboard Siding: A siding commonly used as an exterior covering on a building of frame construction; applied horizontally and overlapped with the grain running lengthwise; thicker along the lower edge than along the upper.

Classical Proportions: A series of ratios developed over the course of centuries and believed to result in pleasing proportions for buildings and building elements. Based on Greek and Roman principles, various systems for classical proportions were developed and modified through the centuries.

Colonnades: A roofed structure supported by columns.

Colored Glass: Single pane(s) of glass having a chemical admixture for the purpose of absorbing heat, reducing glare or blocking views.

Column: A relatively slender structural member designed to support compressive loads. The column in classical architecture consists of a capital, usually a cylindrical shaft, and usually a base which vary depending upon architectural style. In contemporary styles the cylindrical shaft may be replaced by square, rectangular, or chamfered members as applicable to the architectural style.

Condominium: Individual dwelling units stacked vertically such that a unit may share a common floor/ceiling assembly with one or more units.

Corinthian: Designating the most ornate of the three Classical orders of architecture, marked by a slender fluted column having an ornate bell-shaped capital decorated with acanthus leaves.

Cornice: An ornamental molding at the meeting of the roof and wall; usually consists of bed molding, soffit, fascia and crown molding. The highest "band" of an entablature

Cross Form: A floor plan or massing term referencing the arrangement of rooms on the shape of an "X" or cross. Three out of four legs of the "X" are often equal creating three bays.

Cross Gable: A roofing form where gables occur on two or more elevations and cross in the middle. A four-way cross gable is often used on a cross form plan.

Dentil: One of a series of small rectangular blocks forming an architectural molding or projecting beneath a cornice located in the bedmold.

Doric: The column and entablature developed by the Dorian Greeks, sturdy in proportion, with a simple cushion capital.

Dormers: A structure projecting from a sloping roof usually housing a window or ventilating louver.

Eaves: The lowest, overhanging part of a sloping roof.

Entablature: A horizontal superstructure supported by columns composed of three (3) horizontal "bands"; the architrave, the frieze, and the cornice.

Esplanade: A pedestrian promenade or walkway, along a natural feature such as a marsh or lake.

Facade: the elevation of a building parallel to a frontage line.

Four Square: A name for a form of residential design commonly used between 1910 and 1920. The name derives itself from the plan orientation of the house; 4 generally "square" rooms without a centralized entrance hall. The form is readily recognized in varying styles of architecture by its two story mass with a one story porch, low-pitched hip roof, and banked windows on the second story. Entries may be located asymmetrically, centered, or from the side, but under the large canopy of a first story porch. Carports, porches, add-on wings are subordinate to the main body.

Frieze: A plain or decorated horizontal part of an entablature between the architrave and cornice.

Frontage Line: The portion of the lot boundary line that coincides with a thoroughfare or a civic space such as a square or waterfront park.

Frontage Wall: A wall, fence or hedge built to within three feet of a lot's frontage line.

Front Elevation Zone: The zone on a residential lot in which the Main Body of the house shall be placed.

Front Porch: A one-story porch projecting from the front facade of the house with a roof that is at a lower elevation than the roof of the Main Body. Porches in the Front Yard cannot be enclosed with glass or screening material.

Front Yard: The area between the Front Property Line and the minimum Front Setback.

Front Elevation: All elevations that are visible from public areas. It includes the Main Body, Side Wings, and porches.

Gable: The vertical triangular portion of the end of a building having a double-sloping roof, from the level of the cornice or eaves to the ridge of the roof.

Gabled Roof: A roof having a gable at one or both ends.

Garden Wall: A wall, fence or hedge along rear and side property lines.

Green: A naturalistic, open space that is small and civic in nature and is surrounded by buildings. Greens feature informal planting, often around a sunny central lawn.

Hip Roof: A roof which slopes upward from all four sides of a building requiring a hip rafter at each corner.

Identical Houses: Houses with the same architectural style, Main Body massing, and Add-On Elements

Impervious surface area: Incapable of being penetrated by water.

Ionic: The Classical order of architecture, originated by the Ionian Greeks, characterized by its capital with large volutes, a fascinated entablature, continuous frieze, usually dentil in the cornice, and by its elegant detailing, less heavy than the Doric, less elaborate than the Corinthian.

Light: An aperture through which daylight is admitted to the interior of a building. A pane of glass, a window, or a compartment of a window.

Living Wall: A type of fence that may serve as a garden wall composed of (4 inch x 4 inch) wood post with (2 inch x 4 inch) welded wire fabric for vines or similar plant material.

Loggia: A roofed but open gallery or arcade along the front or side of a building, often at an upper level.

Main Body: The largest part of the front façade. It includes the front door of the house. It does not include the porch.

Maximum Front Facade Setback: The maximum distance from the front property line to the front façade of the house.

Massing: An architectural term referring to the organizing and assembling of several volumetric masses (architectural building components) to compose a unified composition. Different styles utilize different components to achieve the overall massing typified by that style.

Minimum Front Facade Setback: The minimum distance from the front property line to the front face of the Main Body of the house.

Minimum Side Street Setback: For corner lots, the minimum distance from the side street property line to any part of the house or ancillary structure.

Modillion: An ornamental molding block or bracket placed under a projecting cornice.

Mullion: Vertical framing member(s) between windows or a pair of door leaves.

Muntin: A secondary framing member to hold panes within a window, window wall or glazed door.

Ogee Gutters: A double curve, formed by the union of a convex and concave line, resembling an S-shape.

Orthogonal: Perpendicular to or at right angles. Typically used to reference a building's relationship to a street, property line or other significant geographical element.

Outbuilding: A separate building from the principle building that has a maximum of 650 square feet of lot coverage.

Outlooker: A member that projects and supports that part of a roof construction beyond the face of a gable.

Park: Naturalistic open space, usually located at the edge of a neighborhood for public use and enjoyment.

Pediment: A wide, low-pitched gable surmounting the facade of a Greek Revival building.

Porch: An open, roofed structure supported by posts or columns attached to a residence, and no less than six feet in depth.

Portal: A large and imposing doorway, entrance, or gate.

Portico: A walkway or porch with a roof supported by columns, often at the entrance of a building.

Private Zones: The area behind the Front Elevation Zone. On corner lots it is the area behind both the Front Elevation Zone and the Side Street Elevation Zone. Its other boundaries are set by the Minimum Side Yard Setbacks and the Alley Setback.

Rear-Yard Lot: A building on a Rear-yard lot occupies the front of its lot, leaving the rear portion as a private space for courtyards or parking. This type may accommodate shops and office spaces as well as residential use.

Reflective Glass: Pane(s) of glass having a thin, translucent metal or vinyl coating applied to the surface to reflect heat and/or light.

Road: Thoroughfare, rural in nature, with open curbs and optional parking.

Setback: Minimum distance between the building face and the lot property line. At corner lots, building may be built up within 5' of the front and side lot lines.

Side-yard Lot: A building on a Side-yard lot occupies one side of its lot with the primary open space on the other side.

Side Yard Setback: The minimum distance from the side property line adjacent to another lot to any part of the house or ancillary structure.

Side Wings: One and one-and-one-half story wings, attached to the Main Body of the house that conform to the setback lines described in the guidelines. Two story wings may be allowed on manor and custom homes.

Side Porch: Porches attached to the side of the Main Body and not in the front yard. Side porches may be enclosed with glass or screening material. Maximum opacity of infill between column and piers is 30 percent.

Square: An inherently civic and formal green space offering a potential setting for civic monuments. Squares are spatially defined by facades of buildings and formal tree planting.

Stained Glass: Glass stained by having pigments baked onto its surface or having various metallic oxides fused during the molten state. Multiple small pieces of glass, typically of varied colors, are combined to form a design

supported and joined by lead tracery.

Stoop: A small platform and/or entrance stairway at the house door.

Street: A thoroughfare with raised curbs, closed drainage and wide sidewalks.

Street Side Elevation: All facades are visible from the side street, side alley or pedestrian way. It can include the side of the Main Body, Side Wings, porches, wings, fences and garage.

Street Side Yard: The area between the Side Street property line and the Side Street minimum setback.

Style: One of the distinctive families of architectural design contained within a Category. E.g. Arts & Crafts, Bungalow and Prairie are individual styles within the Craftsman Category.

Townhome: Multi-story individual dwelling units arranged such that a unit may share a common party wall with one or more units.

Transoms: A small hinged window above another window or a door; the horizontal crosspiece to which such a window is hinged.

Tuscan: Designating the least ornate column order of Roman origin. It is characterized by an unfluted column, plain base, capital and entablature with only moldings for ornamentation.

Tree Canopy: A high overarching covering—a vast canopy of green leaves.

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