

Proposed Architectural Standards – Single Family Homes

- Single Family units shall have a variety of siding materials, which shall include a minimum of three of the following: Fiber cement lap siding, Fiber cement shake, Fiber cement board and batten, Fiber cement smooth panel, Stone veneer, Adhered stone veneer, Brick veneer.
- Single family units adjacent to Mingo Bluff will have the primary entrance facing Mingo Bluff Blvd
- Single Family units will all have recessed entry with min. 6" door trim.
- Single Family units shall have a variety of siding colors. No adjacent unit shall be painted the same color.
- Single Family units shall have architectural style roof shingles.
- Single Family unit roofs shall have a minimum main roof pitch of 5:12. Forward facing Gables shall be between 8:12-14:12 roof pitch. Accent and porch roofs shall be between 3:12-6:12 pitch. Accent elements consisting of Gable dormers, shed dormers are to be utilized when consistent with the style of the home.
- Metal accent roofs are encouraged.
- Single Family units will all be two stories.
- Single Family units shall have front covered porches, min 5' deep x 4' wide with a 6" minimum width pillar/post/column.
- Single Family unit roofs will all have either a dormer or gable accent.
- Single Family units will have at a minimum a covered porch and window trim of 4" minimum in width.
- Single Family units shall have 18% of glazing on the front.
- Single Family units shall have rear loaded garages.
- Single Family units shall have a minimum of 1500 heated square feet.
- Single Family roof eave overhang shall be a minimum of 12".
- 18" foundation brick or stone veneer.

Proposed Architectural Standards – 2 Story Townhomes

- Townhouse units shall have a mix of siding materials, which shall include a minimum of two of the following: Fiber cement lap siding, Fiber cement shake, Fiber cement board and batten, Fiber cement smooth panel, Stone veneer, Adhered stone veneer, Brick veneer.
- Townhouse units will all have recessed entry
- Townhouse units shall have a variety of siding colors. No adjacent unit shall be painted the same color.
- Townhouse units shall have architectural style roof shingles.
- Townhouse unit roofs shall have a minimum main roof pitch of 5:12. Forward facing Gables shall be between 8:12-14:12 roof pitch. Accent and porch roofs shall be between 3:12-6:12 pitch.
- Metal accent roofs are encouraged.
- Townhomes facing Mingo Bluff Blvd will be 2 stories with primary entrance facing Mingo Bluff Blvd
- Townhouse units shall have at minimum 3' deep recessed front doors
- Townhouse units shall have 18% of glazing on the front.
- Townhouse units shall have rear surface parking
- Adjacent townhouse units shall have staggered setbacks as shown on the plan.
- Townhomes shall be a minimum of 19'-8" wide and a minimum of 1200 heated square feet.
- Roof eave overhang shall be a minimum of 12". Tight rake overhangs are permitted on porches and main roofs between townhome units. 12" min. rake overhangs on end unit exposed elevation.
- 18" minimum brick or stone veneer.

Proposed Architectural Standards – 3 Story Townhomes

- Townhouse units shall have a variety of siding materials, which shall include a minimum of three of the following: Fiber cement lap siding, Fiber cement shake, Fiber cement board and batten, Fiber cement smooth panel, Stone veneer, Adhered stone veneer, Brick veneer.
- Townhouse units will all have recessed entry
- Townhouse units shall have a variety of siding colors. No adjacent unit shall be painted the same color.
- Townhouse units shall have architectural style roof shingles.
- Townhouse unit roofs shall have a minimum main roof pitch of 5:12. Forward facing Gables shall be between 8:12-14:12 roof pitch. Accent and porch roofs shall be between 3:12-6:12 pitch. Accent elements consisting of Gable dormers, shed dormers are to be utilized when consistent with the style of the home.
- Metal accent roofs are encouraged.
- Townhouse units will all be three stories except end units facing Mingo Bluff
- Townhomes facing Mingo Bluff Blvd will be 2 to 2 ½ stories with primary entrance facing Mingo Bluff Blvd
- Townhouse units shall have front covered porches, min 5' deep x 4' wide with a 6" minimum width pillar/post/column.
- Townhouse units roofs will all have either a dormer or gable accent.
- Townhouse units will have at a minimum a covered porch and window trim of 4" minimum in width.
- Townhouse units shall have 18% of glazing on the front.
- Townhouse units shall have rear loaded garages.
- Adjacent townhouse units shall have staggered setbacks as shown on the plan.
- Townhomes shall be a minimum of 19'-8" wide and a minimum of 1500 heated square feet.
- Roof eave overhang shall be a minimum of 12". Tight rake overhangs are permitted on porches and main roofs between townhome units. 12" min. rake overhangs on end unit exposed elevation.
- 18" minimum brick or stone veneer.