

APPENDIX 3– RESIDENTIAL DESIGN GUIDELINES

Purpose: The purpose of the residential design guidelines is to provide for flexibility in the residential subdivision design, while at the same time promoting residential development in the town that is varied and interesting in character.

Applicability: All guidelines are voluntary. However, developers are strongly recommended to incorporate the design guidelines as they relate to housing sizes, heights, floor plans, materials, color, and other recommended applications in order to provide for a variety of housing choices that meet various community needs.

Guidelines:

1. Eaves (roof overhangs) should be provided according to the following guidelines:
 - a. Homes with pitched roofs should have eaves on all sides of the house that extend a sufficient distance to create shadow lines.
 - b. Variety: the subdivision should have a variety of different roof overhang profiles in keeping with any applicable historic architecture in the area
 - c. Extension: the overhang, not including gutter, should extend at least eight (8) inches beyond the wall of the plane
 - d. Exception: the minimum overhang should not be applied to architectural styles where overhangs were traditionally not present or in unique individual designs

Illustration 3-1: Eave Length

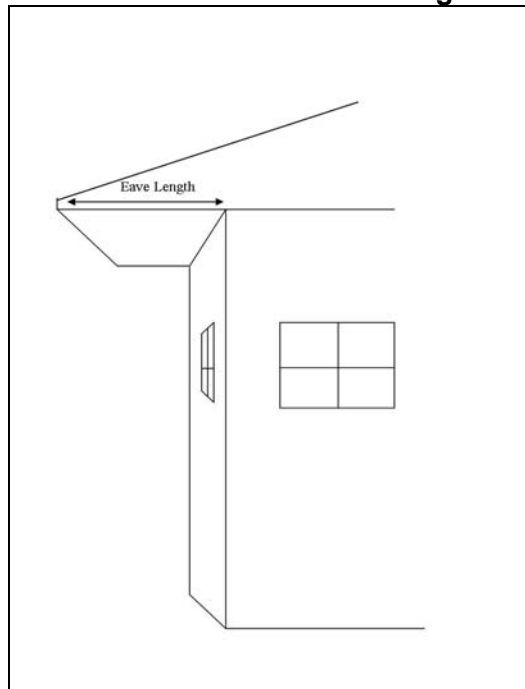
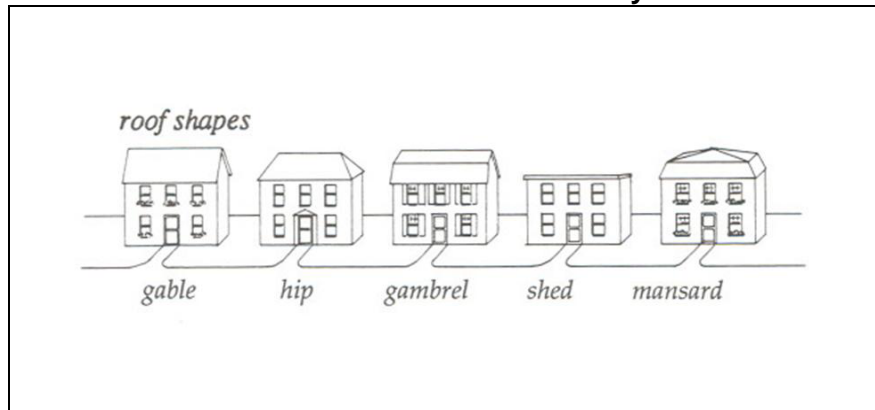


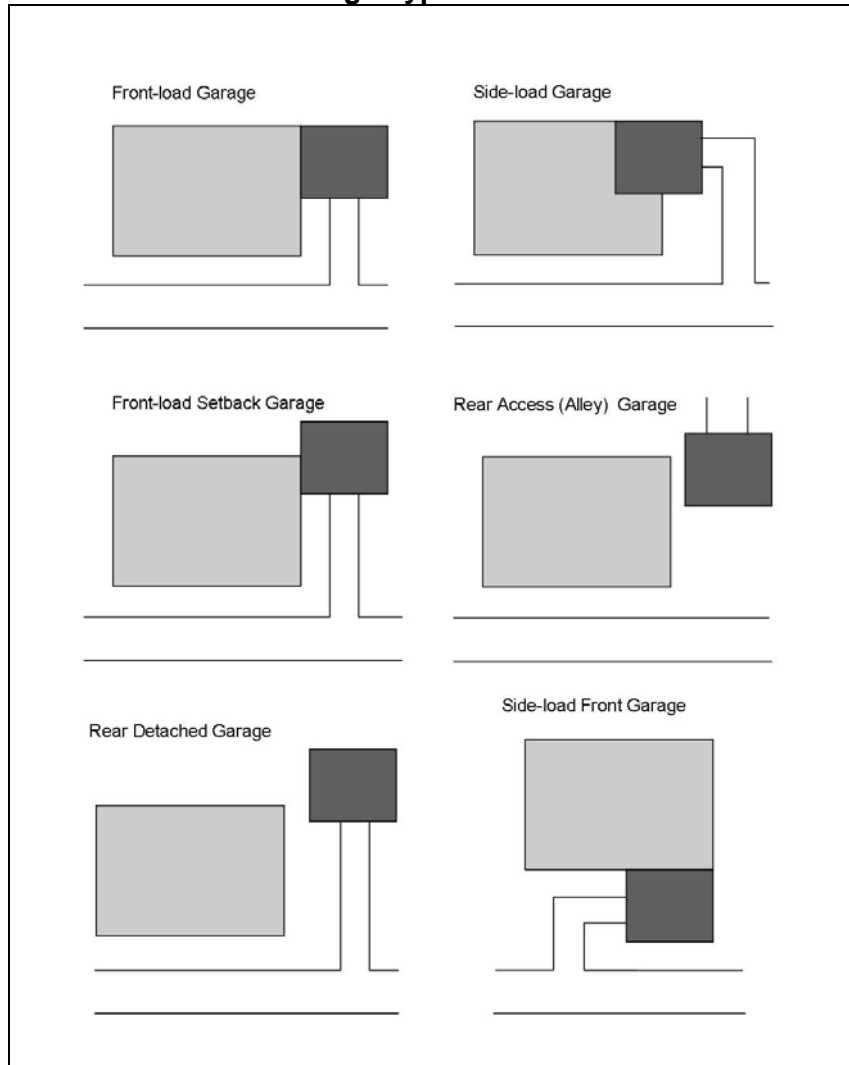
Illustration 3-2: Roof Variety



2. 360 degree detailing should be provided for according to the following guidelines:
 - a. Windows and doors: The home should have a similar style and quality of windows, doors, and trim on all exterior building elevations with consistent alignment of windows
 - b. Blank walls and “false fronts” should be avoided
 - c. Building materials: Similar siding materials or veneers should be used on all sides of the house. This should not prevent the use of veneers or changes of materials on a façade where materials change at the second floor or windowsill height. Wing projections may be used to give emphasis to the structure, provided that the materials are applied to the entire wing.
 - d. Architectural details should be incorporated on all sides of the house including:
 - i. Entryways
 - ii. Patterns with materials or trim
 - iii. Decorative moldings
 - iv. Bay windows
 - v. Dormers

3. Garages should be provided for according to the following guidelines:
 - a. Garage orientation: The garage orientation should vary to include front-loaded, side-loaded, rear-loaded, and detached garages. Garage access from rear alleys is also encouraged.
 - b. Garage setback: When front facing, the garage should be setback from the front door façade by a minimum of eight (8) feet.
 - c. Garage doors: Provide for variety in single-wide and double-wide garage doors.
 - d. Garage roofs: Garage roofs should be varied by adding gables or dormers

Illustration 3-3: Garage Types



4. Monotony in house design and architecture should be avoided through incorporation of the following measures:
 - a. Variation of floor plans and orientation: The floor plan defines the arrangement of rooms, windows, and doors. A building rotated 90 degrees will not appear identical to the next even when the floor plans are identical. Flipping or reversing the floor plan creates a different look.
 - b. Variation in rooflines, pitches, and building height: Rotating the orientation of the roof peak, or otherwise altering the roofline in a significant manner can alter the appearance of a house.
 - c. Variation in materials: Different exterior materials include brick, stone, natural wood, aluminum or vinyl siding, and stucco, among others.
 - d. Addition of architectural features such as porches, towers, balconies, and dormers
 - e. Small variations in lot width and setbacks
 - f. Variation in placement on blocks
 - g. Variations in color
 - h. Landscaping

Illustration 3-4: Variations to Address Monotony

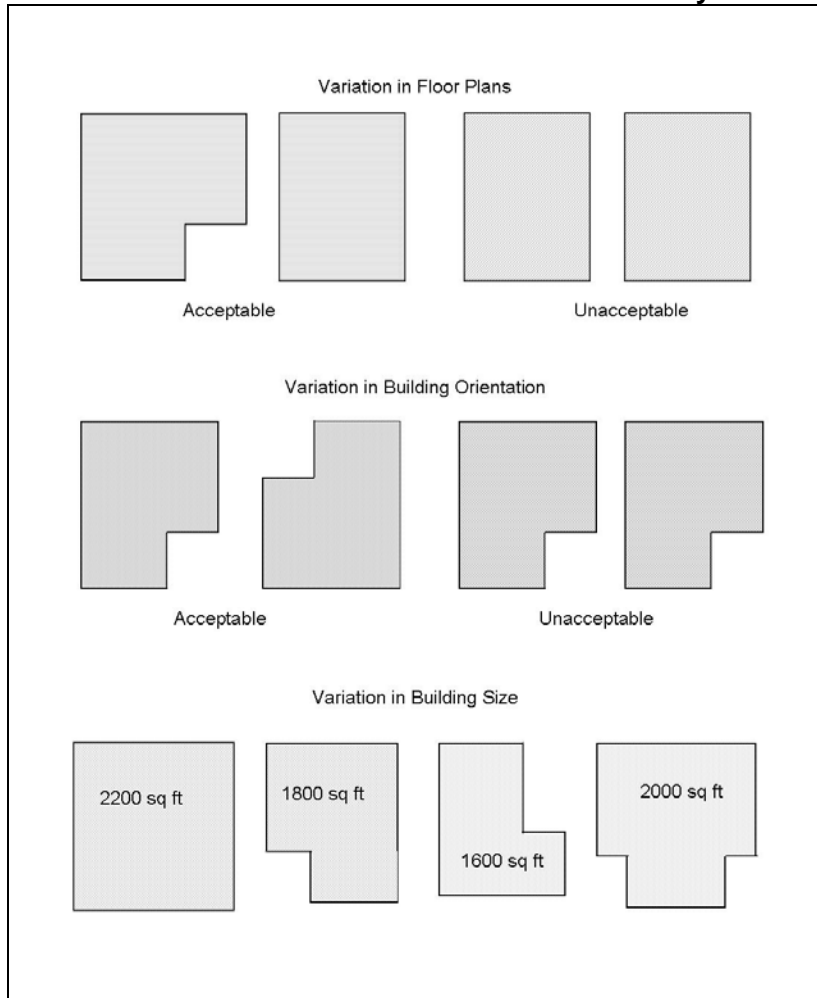


Illustration 3-5: Variation in Block Placement

