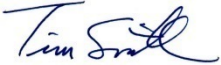




MEMORANDUM

Date: April 20, 2017
To: CP&D Staff
From: 
Tim Smith, Principal Planner
Subject: The Village at Mill Pond – Interpretation of Design Standards

Page 9: Garage Standard: Garages will always be secondary to the main house regardless of orientation of access; from front, rear or side. For the front loaded garage; it will not take up more than 60% of the front *facade*.

Staff Interpretation: *Standard applies to front loaded garages, and not to garages facing an alley.*

Page 23: Building Placement Requirements: 1) Side windows shall be located so as not to be directly in line with a neighbor's side window; 2) Where a building is located on a corner lot, i.e. – the intersection of two roads or the intersection of a road and common open space, a wrapped porch is the preferred method of reducing the perceived scale of the house and engage the street or open space on both sides.

Staff Interpretation: 1) *Up to a 12 inch overlap of the side windows is allowed and will not be considered to be directly aligned with one another.* 2) *A wrapped porch is preferred but is not required.*

Pages 23 & 24: Materials Requirements: 1) The material change shall occur at an internal corner or logical transition such as aligning with a window edge or chimney; 2) Trim is required around all doors and windows.

Staff Interpretation: 1) *A downspout is considered a logical transition and may be used to satisfy this requirement.* 2) *The front of the building shall be consistent with the building style with the sides and back allowed to be picture framed with a minimum trim of 3-1/2".*

Page 24: Colors Requirement: Gutters shall be painted of an integral color to closely match or complement either the body or trim color.

Staff Interpretation: A gutter "factory" color may be selected to closely match or complement either the body or trim color.

Page 25: Primary Windows Requirements: 1) Primary windows shall be proportioned vertically rather than horizontality, i.e. -shall be taller than wide. Vertical windows may be combined together to create a larger window area. 2) Windows shall be trim on all four sides. Trim must be appropriate to the architectural character. Windows shall be either recessed or protruding (such as a bay window).

Staff Interpretation: 1) Windows that are wider than tall are allowed when a wide vertical center mullion is used which creates the appearance of two windows, with each window taller than it is wide. 2) Window trim that extends a minimum of 3/4" out from the window frame can be used to create the appearance of a recessed window.

Page 26: Architecture Detail and Features Requirement: At least two of the following features will be used (a) Shutters, (b) Flower boxes, (c) Knee Braces, (d) columns.

Staff Interpretation: These features are required on the front of the house only.

Pages 22-23: Building Articulation Requirements: 1) The primary building elevation oriented toward the street or village green shall have at least one articulation or change in plane. Such primary articulations shall be a minimum of 24 inches; 2) A minimum of at least one 12 inch side articulation shall occur for side elevations facing streets or public spaces.

Staff Interpretation: The connection of an open porch to the building may be used to satisfy the building articulation requirements, which is consistent with the intent language.

Fencing across zero lot line easements: Lastly there is a provision that no fences shall be installed where the 6' access easement is located at zero lot lines.

Staff Interpretation: Staff supports that a fence may be constructed perpendicularly across the easement if a gate is provided to ensure a 3-foot minimum fire access to the easement. The gate shall not be locked. The placement of the fence must meet all other requirements of these design standards.