

DESIGN CODE
THE VILLAGE OF CHERRY HILL

4/9/2000

Table of Contents

	Page
INTRODUCTION	3
<u>SECTION I. – THE NEIGHBORHOOD</u>	3
ARCHITECTURAL STYLES.....	3
ARCHITECTURAL STANDARDS & ELEMENTS	4
SIZE	4
WALLS	4
FOUNDATIONS & PIERS.....	5
ROOFS	5
SOFFIT AND FASCIA	6
PORCHES AND BALCONIES	6
DECKS	7
WINDOWS	7
DOORS	8
GARAGES AND GARAGE DOORS	8
CHIMNEYS, CHASES, VENTS	8
GARDEN,RETAIN. WALLS & FENCES ..	9
SIDEWALKS	9
COLOR	10
OUTBUILDINGS	10
GENERAL, MISCELLANOUS	10
LANDSCAPING REGULATIONS	11
TREE LIST	12
SITE REGULATIONS	13
BUILD-TO LINES	13
GARAGES	13
DRIVEWAYS/ALLEYS	13
SIDEWALKS	14
DISTRICTS	14

<u>SECTION II. - ARCHITECTURAL REVIEW PROCESS</u>	15
APPROVAL OF ARCHITECTS, DESIGNERS & BUILDERS..	15
REVIEW FEE	15
VARIANCES	15
CONSTRUCTION DEPOSIT	15
POWER TO ENFORCE	16
LIMITATIONS OF RESPONSIBILITY	16
PROCEDURE	16
<u>SECTION III. – THE TOWN CENTER</u>	18
ARCHITECTURAL STYLES	18
ARCHITECTURAL STANDARDS & ELEMENTS	18
WALLS	18
FOUNDATIONS & PIERS	19
ROOFS	20
CORNICE	20
PORCHES AND BALCONIES	21
DECKS	21
WINDOWS	22
DOORS	22
CHIMNEYS, CHASES, VENTS	22
GARDENWALLS AND FENCES	23
SIDEWALKS	23
COLOR	24
SIGNAGE	24
EXTERIOR LIGHTING	24
GENERAL, MISCELLANOUS	24

Notice

The Design Code is binding on all parties having an interest in any portion of the community and each owner is required to comply with the requirements set forth herein. This document may be updated or revised at any time.

INTRODUCTION

The development plan for the Village of Cherry Hill incorporates some of the best features of traditional neighborhoods with successful and innovative current ideas. It establishes a pedestrian friendly community with a town square, walking paths, open space and nature areas. Street widths, landscaping and the location of buildings have been carefully established to create attractive and efficient public and private spaces.

Cherry Hill has two distinct, but interconnected areas: The Town Center and the Neighborhood. These areas are defined in the Master Deed Restrictions. The Town Center includes the area around the town square and its immediate vicinity. The buildings are intended for a variety of uses including retail, office and residential. The Neighborhood is primarily residential, comprised of single family, detached homes and various amenities including the swimming pool. For operational purposes, the residences in the Town Center shall be governed by the Neighborhood Association.

In order to maintain a community with an integrated and aesthetically pleasing look and feel, it is necessary to establish a Design Code that will give all components of the village a sense of belonging, while at the same time allowing for individual expression. The following sections set out the parameters under which all improvements must be designed. For clarity and simplicity, the Design Code is divided into Neighborhood and Town Center categories.

Note: This document make reference to the CHRB, which is the Cherry Hill Design Review Board, which administers the Design Code and the Founder, which is the Cherry Hill Group, LLC. The powers and responsibilities of these entities are set out in the Master Deed Restrictions

SECTION I. – THE NEIGHBORHOOD

ARCHITECTURAL STYLES

This section specifies the styles of architecture, which can be used for homes in The Village of Cherry Hill. These are not meant to be absolutes from which one must copy, but depictions of building characteristics. For detailed descriptions of these styles Please refer to A Field Guide to American Houses by Virginia and Lee McAlester.

Other styles may be considered based on architectural merit, including proportion, details and materials.

To assist lot owners, designers and builders in visualizing appropriately designed buildings, a pattern book is available. The pattern book provides examples of permitted and prohibited styles.

Permitted Styles:

Colonial
Victorian
Craftsman
Cape Cod
Regional Vernacular

Prohibited Styles:

Contemporary Ranch
Split Foyer
Other modern homes with multiple roof and wall lines

ARCHITECTURAL STANDARDS & ELEMENTS

The goals of Architectural Standards & Elements are to define a common level of quality by which all plans are reviewed and to help define the architectural character of the community. These standards cover all aspects of buildings and lots. Variances may be allowed if the CHRB, in its sole discretion, determines that they are appropriate with architectural style.

Note: Where brick, stone or stucco are referred to in this document, it is meant to include synthetic or cultured products and, in the case of stucco, EIFS.

Size

The following are minimum sizes for finished areas of residences, excluding porches and garages:

	<u>1story</u>	<u>2+ story</u>
Lots 101 through 147	1,250 sq. ft.	1,500 sq. ft (main level 850 sf min.)
Lots 148 through 159	1,650 sq. ft.	2,000 sq. ft.(main level 1000 sf min.)
Lots 160 through 170	1,250 sq. ft.	1,500 sq. ft. (main level 850 sf min.)

Walls

Acceptable Materials

Wood clapboard, finished with paint or solid stain
Cedar shingles, finished with paint or stain
Fiber-cement (Hardiplank” or equal) lap siding, finished with paint
Brick, traditional colors with minimal color blend
Stone
Stucco
Masonite Colorlok
Vinyl siding, minimum 44mil thickness, acceptable profiles are limited to triple 3” and double 4.5” shiplap

Prohibited Materials

Wood fiber composites (other than Colorlok)

Aluminum siding

Methods and Configuration

Wall materials must be appropriate for architectural style. Generally, siding shall be horizontal with no greater than a 7.5" exposure, except as noted for vinyl. Multiple wall cladding materials are discouraged unless typical of the architectural style. Where brick, stone or stucco is used on the front of a building it must wrap the side by a minimum of 4' or stop an acceptable break line. Where stucco type materials are used, they shall have a background color and a complimentary trim color to include banding, window and door trim.

Foundations & Piers

Acceptable Materials

Poured concrete (see Methods for covering)
Brick
Stone
CCA treated lumber (above grade, for piers only)

Prohibited Materials

Exposed Concrete Block

Methods & Configuration

Foundations elevated above grade 18" to 36" are encouraged. Exposed foundations must be covered by brick, stone or stucco on the front & sides of the building. Other simulated brick and stone applications may also be considered with approval of a sample or photograph. Except for rear decks, all open areas between piers shall be screened with lattice, painted or stained.

Roofs

Acceptable Materials

25 year or better dimensional asphalt or fiberglass shingles
Diamond shaped asphalt shingles
Standing seam and batten seam metal
Copper
Slate or approved synthetic slate
Membrane or built-up (for flat roof)

Prohibited Materials

Corrugated metal

Methods and Configuration

Roof pitch shall be appropriate with style, generally 7:12 to 12:12. Porch roofs may be a minimum of 3:12. Multiple roof styles and shapes are discouraged on a single building unless typical of the style (for instance, Victorian). Flat roofs may be permitted under upper level decks and porches or if hidden by a façade. Mansard roofs are not permitted.

Soffit and Fascia

Acceptable Materials

Wood, painted or stained
Prefinished aluminum
Fiber-cement (Hardisoffit, Hardipanel)

Methods and Configuration

Eaves shall be appropriate for building style. Open, exposed rafters are acceptable, as are sloped soffits.

Porches & Exterior Balconies

Acceptable Materials

Columns:

Stone
Wrought iron or equal
Wood, painted or stained
Fiberglass, painted
Brick
Stucco

Balustrades:

Wrought iron or equal
Wood, painted or stained

Porch Floors:

Wood, painted or stained
Concrete
Tile
Brick pavers
Trex or equal
Tech Deck or equal
Synthetic material (at balconies only, above dry areas)

Porch Ceilings:

Wood, painted or stained
Stucco
Exposed rafters, painted or stained
Exterior drywall

Prohibited Materials

Screen on front porches

Methods and Configuration

Porch columns shall be at least 6" in diameter if greater than 8' in height. Balustrades shall have top and bottom rails with eased edges, centered on balusters.

Decks

Acceptable Materials

Wood, CCA treated or western red cedar.

Methods and Configuration

Decks shall be located in rear or side yards (not street side)

Windows

Acceptable Materials

Frame & Sash:

- Wood
- Clad wood windows
- Vinyl

Glazing:

- Clear glass
- Beveled or stained
- Lightly tinted

Prohibited Materials

Highly reflective glazing
Steel and aluminum windows

Methods and Configuration

Windows shall be vertically proportioned, unless inappropriate for architectural style or not feasible because of interior limitations (cabinets, etc.). Mullions are encouraged. Windows shall have exterior trim of brick mould or a minimum width of 3.5" on all street side walls. Brick veneer walls may be excluded from this requirement, provided that a decorative brick detail is substituted. Shutters may be used to satisfy the requirement for all siding materials.

Doors

Acceptable Materials

Solid wood with glazing and/or panels, painted or stained
Fiberglass with glazing and/or panels, painted.
Insulated metal with glazing and/or panels, painted.

Prohibited Materials

Flush doors

Methods and Configuration

Main entry doors shall have the same exterior trim requirements as windows.
Sliding patio or “atrium” type doors shall not be located on street sides.

Garages and Garage Doors

Methods and Configuration

No double width garage doors shall be allowed for front loading garages. When garage doors are on the front or street side of a building, they shall be recessed into an alcove, arbor or lattice screen. Garages shall be 1 or 2 car, and may be attached or detached. 3 car garages shall be permitted on the following lots: 113,114,135,139,159. If possible these will side load. 3 car garages are also permitted on rear loading garage lots (see site regulations).

Chimneys, Chases, Roof and Wall Vents

Acceptable Chimney and Chase Materials

Stucco with cap or coping
Brick
Stone
Siding (only at rear and non-street sides)

Methods and Configuration

Chimneys located at exterior walls shall extend to the ground, except at rear of house. Chimneys and chases on street sides must be compatible with the building architecture, and truncations below the roof line are strongly discouraged. Wall and roof vents shall be finished in a color compatible with the surrounding material. Ridge vents are encouraged, and mushroom vents should only be used where not visible from the street.

Garden & Retaining Walls & Fences

Acceptable Materials

Wrought iron or decorative metal, painted
Vertical wood, painted or stained
Brick
Stucco
Stone

Prohibited Materials

Chain link and all other wire
Exposed concrete block (except decorative block at retaining walls)
Railroad ties

Methods and Configuration

Privacy walls or fences are encouraged at rear alleyways, but must be minimum of 2' from the pavement. At or near common property lines, fences or walls shall present a simple surface to adjoining neighbor. Maximum height shall not exceed 6', except as allowed by variance. Compatibility with adjacent lots and buildings shall be carefully considered. Maximum height for fences within the required front yard is 42". All street-side retaining walls shall be faced with wood, brick or stone.

Sidewalks

Acceptable Materials

Concrete, plain, colored, stamped or exposed aggregate
Concrete or brick pavers

Prohibited Materials

Gravel

Methods and Configuration

Sidewalks in the public right-of-way shall be 5' in width and conforming to all City requirements. At side and rear yards, decorative gravel, stepping stones and mulch paths are allowed and must be shown on the site plan.

Color

All exterior finishes shall be carefully reviewed to ensure compatibility with surrounding buildings. Muted colors are encouraged and excessively bright or harsh colors are not permitted. Complimentary trim and siding colors are encouraged.

Outbuildings

Outbuildings shall match the architectural style, color and material of the primary building. Portable sheds are not allowed.

General, Miscellaneous

One story buildings shall have a front porch, dormers, or both.

Satellite dishes, permanent grilles, hot tubs, sports equipment and permanent children's play equipment shall be located in rear yards.

No satellite dish with a diameter of greater than 3' shall be allowed.

Buildings on corner lots shall have the street side fully detailed in terms of windows and other architectural elements.

For sale/rent signs shall not be larger than 18" x 24".

Mailbox stands shall be Pontalba #2, manufactured by DeLongs, Inc., Site built mailbox enclosures and stands may be permitted if they match the architectural style of the building and if approved by the CHRB.

LANDSCAPING REGULATIONS

The purpose of these regulations is to help create an exterior community environment that is pleasant and inviting, while helping to provide privacy in where desired. The general character is informal, with the more formal element of street trees in some areas. Window boxes and open, flowing shrubbery are encouraged, while heavily manipulated vegetation is discouraged.

A landscape plan is to be submitted for each lot. All new trees should be shown. Trees on the street side of homes should be a minimum of 2" caliper for large

trees and 1 1/2" caliper for smaller trees.

Lots 101-110, 116-132, 137-141, and 143-146 are to have street trees in the 8' greenway between the curb and sidewalk. Each lot shall have 2 hardwoods of a minimum 2" caliper. Corner lots shall have 2 on each street side. The species may be specified by the Design Review Board to create tree lined streets of similar species on certain blocks or in given areas. On all other lots, the front and street side yards shall each include 2 hardwoods planted parallel and 4' inside the sidewalk (the lot side), having a minimum diameter of 2".

All yards are to have at least 14 shrubs, 4 five gallon, 4 two gallon and 6 one gallon, all in bark mulch beds.

All front and street side yards must be sodded. Other side and rear yards may be seeded or sodded. Zoysia grass shall not be permitted. Mulched areas are permitted. All lawn areas are to be maintained in a clean and neat condition, regularly mowed and trimmed.

Approved Tree List

Street Trees

Small to Medium

Amur Maple
Serviceberry

Acer ginnala
Amelanchier canadensis

Large Street

Skyline Locust
European Hornbeam
Golden Raintree
Northern Red Oak
White Ash
Bald Cypress

Gleditsia triacanthos L. var. inermis
'Skyline'
Carpinus betulus
Koeleria paniculata
Quercus rubra
Fraxinus americana
Taxodium distichum (limited)

Littleleaf Linden
Japanese Zelkova
Red Maple
Kentucky Coffeetree

plantings with large root growth
areas only)
Tilia cordata
Zelkova serrata
Acer rubrum or Acer x freemanii
Gynocladus dioicus

General Trees

Ornamental/Flowering

Flowering Dogwood
Crabapple
Red Bud
Hawthorn

Cornus florida
Malus spp.
Cercis canadensis
Crataegus spp.

Medium Shade

Skyline Locust

Gleditsia triacanthos L. var. inermis
'Skyline'

Large Shade

Pin Oak
Northern Red Oak
Swamp White Oak
White Ash
Green Ash
Red Maple
Riverbirch
London Planetree

Quercus palustris
Quercus rubra
Quercus bicolor
Fraxinus americana
Fraxinus pennsylvanica
Acer rubrum or Acer x freemanii
Betula nigra
Platanus x acerifolia

Coniferous

White Pine
Norway Spruce
Colorado Blue Spruce
Eastern Red Cedar

Pinus strobus
Picea abies
Picea pungens
Juniperus virginiana

SITE REGULATIONS

Building placement and configuration has been carefully planned to achieve a neighborhood that functions properly, provides a pleasing streetscape and assures privacy where desirable. Site regulations provide the structure to achieve these goals. Information on specific lots follows the explanations:

Build-to Lines

All primary residences are to be placed at a specific distance from the street curb in front of the house. This build-to line is specified by lot. In the case of curved or angled front yards, at least one point of the house must touch the build-to line. For all other lots, a minimum of 12' must touch the build-to line, unless a variance is granted for a bay, turret or other feature of architectural merit. Porches and architectural projections may be allowed to be closer to the street, as permitted by City code. For any set back lines that are not specified, the City minimums shall apply. Please note that while the build-to lines are referenced from the curb, the distance as recognized by the City of Columbia, is from the right-of-way line (the lot line). In general this is approximately 9' from the curb, except at Potomac, south of Town Square Drive, where it is 11' from the curb. In the event of a discrepancy between the curb and lot line, the lot line shall take precedence.

Garages

Lots are specified to have either front loading or rear loading garages. In the case of front loaders, the side may also be considered for use if the lot location and architectural style affords that possibility. One of the goals of the Design Code is to de-emphasize the garage. Therefore, garages are to be set back a minimum distance greater than the build-to line.

Driveways/Alleys

Front loading garages have conventional driveways with one curb cut per lot. Rear loading garages are accessed via a rear, shared driveway (alley). All private driveways shall have a 4' x 4' flared approach, with a minimum ½" expansion joint at the street or alley connection.

Sidewalks

In order to allow for the placement of street trees and to achieve a level of comfort for pedestrians, some public sidewalks have been placed further from the curb than the standard 4'.

Districts

A district is hereby created to provide maintenance and snow removal for the Alley and Roadway District described in 2.6 of the Neighborhood Declaration.. An assessment shall be charged by the Owner's Association to all lot owners in this district to pay for this maintenance. The following lots are included: **116A-132A, 139A-146A (except 142A) and 4D & 4E of Plat 3.**

Lots 101A-110A

Build-to Line		23.5'
Garage loading	front	
Minimum garage set-back		33'

Sidewalk from curb		8'
Lots 111-115, 133-136, 160-170		
Build-to Line		34.5'
Garage loading	front	
Minimum garage set-back		36.5'
Sidewalk from curb		4'
Lots 116A-132A, 137A-141A		
Build-to Line		23.5'
Garage loading	rear	
Minimum garage set-back		36.5'
Sidewalk from curb		8'
Lots 143A-146A		
Build-to Line		25.5'
Garage loading	rear	
Minimum garage set-back		36.5'
Sidewalk from curb		8'
Lots 147-159		
Build-to Line		36.5'
Garage loading	front	
Minimum garage set-back		38.5'
Sidewalk from curb		6'

*note: garage setbacks are from the front of the lot

SECTION II. - ARCHITECTURAL REVIEW POLICY AND PROCEDURE

In order to ensure that the Design Code is implemented, a specific review process has been established. The review process is administered by the Cherry Hill Review Board (CHRB), which consists of the Town Architect and up to 4 additional members. The CHRB reviews all new construction as well as all renovations. All submissions shall be approved, approved as noted, or disapproved. CHRB will normally respond within 30 days, but failure to do so shall not constitute approval. Approval may be denied if the submitted material is incomplete. CHRB may make inspections during the course of construction to assure compliance with the submitted documents. This section applies to both the Neighborhood and the Town Center.

Approval of Architects, Designers and Builders

The CHRB retains the right to approve or disapprove any architect, designer or builder that it believes may not perform satisfactorily.

Review Fees

A fee of \$100 is required for each Neighborhood review and \$250 for each Town Center review. This is to be submitted with the Construction Documents Review form. No fee is charged at the time of the Preliminary Review. All checks should be written to the Cherry Hill Group, LLC.

Variances

Variances may be granted based upon architectural merit or hardship, but shall not constitute a precedent for future variances.

Construction Deposit

A construction deposit is required from the contractor for each lot to assure compliance with the submitted plans. The amount is \$500 for Neighborhood lots and \$1,000 for Town Center lots. The deposit shall be submitted before a Notice to Proceed is issued. The deposit shall be returned upon final inspection, provided that compliance is complete and unless it is required to clean up or repair common areas damaged due to construction. Contractor shall be notified in writing prior to the use of the deposit.

Power to Enforce

Should a violation occur, The Cherry Hill Group, LLC, has the right to enforce the code by legal action, including injunction relief, which requires the owner to stop, remove, and/or alter any improvement in a manner that complies with the standards established by Cherry Hill. The Cherry Hill Group, LLC shall also be entitled to collect reasonable attorney's fees. Approval by the CHRB does not relieve an owner of his or her obligation to obtain any government or governmental board approvals or permits.

Limitations of Responsibility

The main purpose of the CHRB is to review submitted material in order to determine if the proposed construction meets the Cherry Hill Design Code. CHRB does not assume any responsibility for structural integrity, existing site and soil conditions, governmental requirements, and the work of the owner's architect, designer, engineer or contractor.

Procedure

There are 3 phases to the review: Preliminary Review, Construction Document Review and Final Inspection. If an owner desires, the preliminary and construction document review may be combined, but this may result in additional plan work and expense to the owner. The CHRB is not responsible should such work and expense occur. All documents are to be submitted in duplicate. One approved set shall be returned following review.

The following forms shall be provided:

1. Preliminary Review Application
2. Construction Document Review Application
3. Exterior Materials Schedule
4. Color Samples
5. Notice to Proceed Application
6. Construction Agreement
7. Minor Change in the Work Application
8. Final Inspection Application

Preliminary Review

This assures that the designer and owner understand the Design Code and may save time and expense and later stages of the process. If the applicant has a photograph or rendering a similar building, this is the appropriate stage to include it.

Construction Document Review

This is the final review prior to construction. In addition to the Construction Document Review Application, the owner shall submit the Exterior Materials Schedule.

Notice to Proceed Application

This should be submitted to the CHRB after the issuance of the Building Permit. For Town Center buildings, if the City of Columbia requires changes to the plans, such revisions shall be submitted concurrently with the notice to proceed. No notice to proceed shall be granted until the Builder and Owner shall have signed and delivered the Construction Agreement to the CHRB.

Request for Minor Change in the Work

If, during the course of construction, the owner, contractor or designer wish to make improvements to the design, this request must be submitted for approval, and changes shall not be made without approval.

Final Inspection

This occurs upon receipt of the Certificate of Occupancy and completion of all work, including the required landscaping. It is to verify complete compliance. If approved, the construction deposit is returned at this time.

SECTION III. – THE TOWN CENTER

The Town Center is included in a C-P Development Plan, approved and recorded by the City of Columbia. This plan regulates many aspects of site and building design, including building size, height, uses and placement on the lot. It also includes a landscape, parking, walkway, signage and lighting plans. These plans are hereby made a part of the Design Code. Owners of Town Center lots are not to seek changes in the C-P Development Plan without the written approval of the Cherry Hill Group, LLC.

Additional requirements of the Design Code are presented here.

ARCHITECTURAL STYLES

In choosing architectural styles for the buildings in the Town Center, the goal is to create an area that is well integrated with the Neighborhood while establishing a “Downtown” character. The commercial versions of the acceptable residential styles are appropriate choices: Colonial, Victorian, Midwestern Vernacular. The rule of thumb in assessing architectural merit shall be to determine if the building suggests a turn-of-the-century Midwestern community. Because many of the features of older buildings are obsolete or impractical, authenticity is not expected. Depending on the locations of the specific buildings, broader interpretations may apply, and other styles may be considered based upon architectural merit. The pattern book shows some examples of both old and new buildings that could be appropriate for design models.

ARCHITECTURAL STANDARDS AND ELEMENTS

In the case of all materials and methods mentioned here, governmental regulations, including fire codes, accessibility, and other considerations shall take precedence. A listing of a permitted material shall not be construed as acceptable to regulating authorities, and compliance shall be the responsibility of the owner.

Note: Where brick, stone or stucco are referred to in this document, it is meant to include synthetic or cultured products and, in the case of stucco, EIFS.

Walls

Acceptable Materials

Wood clapboard, finished with paint or stain

Cedar shingles, finished with paint or stain

Fiber-cement (Hardiplank” or equal) lap siding, finished with paint

Brick, minimal color variation, traditional colors
Stone
Stucco or synthetic stucco

Prohibited Materials

Aluminum siding
Vinyl siding
Color-lok and other wood composite materials
Exposed concrete block, including decorative block

Methods and Configuration

Wall materials must be appropriate for architectural style. Generally, siding shall be horizontal with no greater than a 7.5" lap. Multiple wall cladding materials are discouraged unless typical of the architectural style. Where brick is used on the front of a building it must wrap the side by a minimum of 4', and on a corner lot must be used on the entire street sides. Where stucco type materials are used, they shall have a background color and a complementary trim color to include banding and windows. Stucco shall have full trim detailing, raised a minimum of 1" from the background.

Brick and stone must be used on the lower and main floor levels of buildings, except for trim and ornamentation. The following lots are excepted from this requirement: 3C, 4B, 4C, 4D, 4E, 4F, 5B.

Foundations & Piers

Acceptable Materials

Poured concrete (see Methods for covering)
Brick
Stone
CCA treated lumber (above grade, for piers only)

Prohibited Materials

Exposed Concrete Block

Methods & Configuration

Exposed foundations must be covered by brick, stone or stucco on all sides of the building. In-form stamped and stained concrete, and other simulated brick and stone applications may also be acceptable with approval of a sample or photograph. Except for rear decks, all open areas between piers shall be screened with lattice, painted or stained. PVC lattice is also acceptable.

Roofs

Acceptable Materials

30 year or better dimensional asphalt or fiberglass shingles
Diamond shaped asphalt shingles
Standing seam metal
Copper
Slate or approved synthetic slate
Membrane or built-up (for flat roof)

Prohibited Materials

Corrugated metal

Methods and Configuration

Roof pitch shall be appropriate with style, generally 7:12 to 12:12. Porch roofs may be a minimum of 3:12. Multiple roof styles and shapes are discouraged on a single building unless typical of the style (for instance, Victorian). Flat roofs are permitted under upper level decks and porches or if hidden by a façade. The façade requirement may be waived at the rear of the building. See Chimneys, Chases and Vents for details on equipment screening.

Cornice

Acceptable Materials

Wood, painted or stained
Decorative metal
Fiber-cement (Hardisoffit, Hardipanel)
EIFS

Methods and Configuration

Eaves shall be appropriate for building style. Open, exposed rafters are acceptable, as are sloped soffits. Decorative cornice work and facades covering flat roof may include fiberglass and preformed materials, i.e., plaster elements.

Porches & Balconies

Acceptable Materials

Columns:

Wood, painted or stained
Fiberglass, painted
Brick
Smooth or sand textured stucco

Balustrades:

Metal
Wood, painted or stained
Vinyl, if components match wood in style, dimensions, detailing

Porch Floors:

Wood, painted or stained
Stained concrete
Tile
Brick pavers
Synthetic material (at balconies only, above dry areas)

Porch Ceilings:

Wood, painted or stained
Stucco
Exposed rafters, painted or stained

Methods and Configuration

Porch columns shall be at least 6" in diameter. Balustrades shall have top and bottom rails with eased edges, centered on balusters.

Decks

Acceptable Materials

Wood, CCA treated or western red cedar.

Methods and Configuration

Decks shall be located in rear or side yards (not street side)

Windows

Acceptable Materials

Frame & Sash:

Wood

Aluminum or vinyl clad wood windows
Aluminum
Vinyl

Glazing:

Clear glass
Beveled or stained
Lightly tinted

Prohibited Materials

Highly reflective glazing

Methods and Configuration

Windows shall be vertically proportioned, unless inappropriate for architectural style or not feasible because of interior limitations (cabinets, etc.). Mullions are encouraged. Windows shall have exterior trim of brick mould or a minimum width of 3.5" on all street side walls. Brick veneer walls may be excluded from this requirement, provided that a decorative brick detail is substituted. Shutters may be used to satisfy the requirement for all siding materials. Certain other commercial glass assemblies may be allowed with approval of the CHRB.

Doors

Acceptable Materials

Solid wood with glazing and/or panels, painted or stained
Fiberglass with glazing and/or panels, painted.
Insulated metal with glazing and/or panels, painted.
Other commercial assemblies with approval of the CHRB

Chimneys, Chases, Roof and Wall Vents

Acceptable Chimney and Chase Materials

Stucco with cap or coping
Brick
Stone
Siding, only with specific approval of the CHRB, and only on residential units

Methods and Configuration

Chimneys located at exterior walls shall extend to the ground. Chimneys and chases on street sides must be compatible with the building architecture, and truncation below the roof lines are strongly discouraged. Wall vents shall be finished in a color compatible with the surrounding material. At gable roofs, ridge vents are encouraged and mushroom vents should only be used where not visible

from the street. Every effort shall be made to screen mechanical equipment from streets, parking and alleys.

Garden Walls & Fences

Acceptable Materials

Wrought iron or decorative metal, painted
Vertical wood, painted or stained, only in the rear of buildings
Brick
Stucco
Stone

Prohibited Materials

Chain link and all other wire
Exposed concrete block

Methods and Configuration

Privacy walls or fences are encouraged at rear alleyways, but must be minimum of 2' from the pavement. At or near common property lines, fences or walls shall present a simple surface to adjoining neighbor. Compatibility with adjacent lots and buildings shall be carefully considered.

Sidewalks

Acceptable Materials

Concrete, plain, colored, stamped or exposed aggregate
Concrete or brick pavers

Prohibited Materials

Gravel

Methods and Configuration

Sidewalks shall conform with the C-P plan.

Color

All exterior finishes shall be carefully reviewed to ensure compatibility with surrounding buildings. Muted colors are encouraged and excessively bright or harsh colors are not permitted. A trim color that differs from the siding color is encouraged.

Signage

Free-standing signs are to conform to the C-P Development plan. All free-standing and wall mounted signs are to be approved by the CHRB prior to installation. Approval may be denied if the CHRB determines, in its complete discretion, that it is not compatible with the character of the area. Internally lighted signs are not allowed. Where lighting is needed it shall be by separate fixture, directed to the face of the sign. Signs painted on storefront glass are encouraged. Approved awning signs are acceptable.

Exterior Lighting

Lighting shall be in accordance with the C-P Development Plan. Buildings shall have wall mounted fixtures on all sides. All lighting fixtures and locations must be approved by the CHRB.

GENERAL, MISCELLANEOUS

Satellite dishes and other equipment shall be located in rear yards or on roofs where they are not visible from the street.

Buildings on corner lots shall have the street side fully detailed in terms of windows and other architectural elements.

The Founder and the CHRB shall determine the uses of all parcel and the C-P development plan shall govern unless changed by the Founder.

Open-air markets and festivals, as described Paragraph 5.5 of the Town Center Declaration may be held in any portion of the commons, provided that parking and access problems are not created for owners of Town Center parcels.