

ARCHITECTURAL REVIEW CRITERIA

The following "appearance" guidelines are for individual owners and builders to use in preparation of architectural plans.

These architectural criteria are not intended to restrict imagination, innovation, or variety, but rather to assist in focusing on design principles, which can result in creative solutions that will develop a satisfactory visual appearance within the community, preserve taxable values, and generate continuing appeal. In order to achieve those objectives, the Architecture Committee shall only evaluate and approve site-specific plans which exhibit:

1. **Architectural integrity and consistency** - the various elements of the structure should be compatible and have significant appeal. Building components, such as windows, doors, eaves, and parapets, shall have appropriate proportions and relationships to one another. Building materials shall have good architectural character and shall be selected for harmony with adjoining homes.
2. **Distinctiveness** - the architectural style, the detailing of the exterior trim, the appointments, and the building materials shall combine to create a distinctive improvement. Colors shall be harmonious and shall use only compatible accents. Variation of detail, form, and siting shall be used to provide visual interest.
3. **Individuality** - the proposed improvement shall not be a duplicate of an existing home or previously approved home in the subdivision. Monotony of design shall be avoided. The Committee may, in their judgment, approve similar home styles and elevations with changes in architectural elements, materials, and/or colors.

Relationship of Structure to Site:

- The structure shall be positioned for maximum visual enhancement and be compatible with existing (or anticipated) neighboring buildings.

Minimum Square Footage of Living Area:
Setbacks, Bulk Regulations

- See Zoning Ordinance Provisions and/or approved planned development plans.

Exterior Materials:

- Brick, stone, cedar or "exterior insulated finishing system (EIFS)" exteriors
- Any architectural element (material) that is a part of the front elevation of a structure should be included on all other elevations (sides & rear) at a ratio of 2:1. For example, if a structure is 100 % brick on front elevation, then sides and rear should be 50% brick each. If a front elevation is 33% brick, 33% cedar and 33% (EIFS), then each element should be included on all other elevations at a minimum of 15%. Any material used as an accent (less than 15% on front elevation) would not be subject to being included on other elevations. Chimney alone will not satisfy ratio. Details such as shutters, window muntins, dentals, etc. when used on front elevation should be carried around all elevations.

ARCHITECTURAL REVIEW CRITERIA -- Continued

- Exterior Materials Continued:
- Masonry may be used as an architectural element, but may not be used to provide only a solid front masonry facade. **Note:** ALL exterior materials and architectural elements SHALL be sensitive and congruent to ALL elevations. Masonry design at the front elevation only must be avoided by continuing the masonry on all elevations, or providing a pleasing termination of the masonry material. In general, masonry materials should terminate at inside corners or at a change in architectural element. All sides of a structure shall be designed with a pleasing balance of architectural elements, features, windows, or doors. A facade unrelated to the rest of the structure is not in keeping with desired design standards.
- Roof Pitch:
- 8/12 Minimum
- Roofing Material:
- Dimensional shingles, tile or wood shakes
- Chimneys:
- Masonry or stone; (EIFS) may wrap masonry-- chimney caps shall have flared soldier courses or bans.
- Skylights and Roof Windows:
- Not permitted on front elevations of traditional homes.
- Garages:
- The plan shall accommodate a side entry garage whenever possible
- Windows, Shutters, Etc.
- Consistent on all elevations.
- Walkways:
- Minimum 4 feet wide and flared
- Driveways:
- Flared
- Accessory and other uses including, but not limited to:
- Decks
 - Patios & walkways
 - Shed
 - In-ground pools
 - Gazebos
 - Fences
 - Satellite Antenna
 - Sprinklers
 - All require a separate building permit and appropriate review and/or public hearing before the Architecture Committee and/or other appropriate body.

* Please check with the Village Ordinance to see if a particular use is allowed in your subdivision.

Please contact the Village Hall at (847) 438-6000, if you have specific questions.