

## SINGLE-FAMILY DESIGN STANDARDS

Any detached single-family dwelling must meet the following, except as provided in subsection H of this section:

- A. Exterior materials for all buildings ~~in the A-.25 zone~~ shall include brick, stucco, stone, or other decorative masonry products including fiber-cement siding as approved by the planning commission. **A minimum of 40 percent of the front exterior and any side or rear viewable from the street shall be brick or stone.** Vinyl and wood siding are not permitted. However, shake shingles may be permitted as an accent material as approved. All sides of dwellings shall receive equal design consideration, particularly where they may be readily viewed by pedestrians and motorists, or from adjacent properties.
- B. Building colors and materials shall be reviewed by the Planning Commission at the time of subdivision approval. A materials board shall be submitted with each application.
- C. Single-family dwellings shall include a minimum two (2) car garage (minimum 22 feet by 22 feet, or approximate approved equivalent).
- D. In addition to the two (2) car garage, all single-family homes shall provide at least two (2) paved off-street parking spaces.
- E. The minimum total floor area, finished and unfinished, of any single-family dwelling shall be two thousand four hundred (2,400) square feet.
- F. Main buildings shall be constructed with minimum five to twelve (5:12) roof pitch.
- G. Building elevations shall vary so that the same house is not built within 3 lots or across the street from the same elevation.
- H. The Planning Commission may approve deviations from one or more of the developmental or architectural standards provided in this section on the basis of a finding that the architectural style proposed provides compensating design features.