

- C. Eaves, spires, flag poles, chimneys, flues, and vents are not included for purposes of determining the maximum building height in this section.

5.7.2 Building heights on any one (1) block face should vary in order to create interest and variety within the Development.

5.8 Architectural Style

Within a residential neighborhood, consistent use of materials, architectural detailing, and massing should be maintained to achieve an integrated appearance within each residential development area. The following guidelines apply to the design of single family or duplex residential Developments and residential structures.

- 5.8.1 Exterior façades shall include architectural detail and relief. Façades shall be articulated with architectural elements such as building breaks and varied architectural treatment to avoid long, monotonous walls. Architectural elements, which create shadows on the house, such as roof overhangs, offset wall planes, window boxes, and cantilevers, should be incorporated into the design of the façade.
- 5.8.2 A minimum of sixty (60) percent of the homes on a block face shall have covered front porches integrated into the design of the building façade for fifty (50) percent of the first floor frontage; such front porches or patios shall be a minimum of twelve (12) feet wide by five (5) feet deep. The remainder of the homes on a block face shall have a front stoop or uncovered porch a minimum of five (5) feet wide by five (5) feet deep.
- 5.8.3 Housing facades, roof lines, and materials of residential structures shall vary on adjacent lots. The same front elevation shall not be repeated more often than every fifth (5th) house on a block face.
- 5.8.4 Multiple structures on a single lot shall be designed in a unified architectural style.

5.9 Façade Materials

- 5.9.1 All sides of a residential structure shall be designed and constructed so as to carry through a single design concept and to produce an integrated, harmonious, and complete appearance.
- 5.9.2 Approved façade materials are identified in Appendix 1. Materials other than those identified in Appendix I shall be subject to approval of the LDRC.

- 5.9.3 Except as otherwise provided by section 5.9.4, each single family or duplex structure shall be constructed of at least sixty (60) percent brick, stucco, or stone on all sides of the structure; the remaining forty (40) percent of the façade shall be constructed of glass, or other materials. Stucco products must be approved by the LDRC and shall be of high quality and long lasting.
- 5.9.4 Each developer or builder constructing more than five (5) single, family or duplex residences in a single subdivision shall meet the following requirements:
- A. At least sixty-six (66) percent of the total number of structures shall be constructed with at least sixty (60) percent brick, stucco, or stone on all sides of the structure; and
 - B. The remaining thirty-four (34) percent of the total number of structures shall be constructed with at least thirty (30) percent brick, stucco, or stone on the front façade or sixty (60) percent masonry materials on all sides. Stucco products must be approved by the LDRC and shall be of high quality and long lasting.
 - C. In the case of custom and semi-custom single family detached structures, at least 66% of all such structures on each side of a block shall be constructed with at least sixty percent (60%) brick, stone or stucco on all sides of the structure.
- 5.9.5 Curtain walls are not permitted on façades facing or visible from public roadways, parks, or open space.
- 5.9.6 If approved in writing by the LDRC, areas may be finished with wood siding or other materials with the appearance of wood siding. Any such wood siding or other materials with the appearance of wood siding must be of a treatment, quality, and appearance approved by the LDRC. All wooden building materials must be properly maintained at all times.
- 5.9.7 Concrete block, split block, metal and vinyl are not permitted; however, concrete block is permitted as a foundation material.
- 5.9.8 Foundations which extend above grade more than twelve (12) inches shall be covered with the same material used in the façade of the building.
- 5.9.9 The entire façade of any enclosure surrounding a chimney flue shall be constructed of brick or stone for any structure which employs any amount of brick or stone in the façade of the structure.