



THE COLLECTION

Planned Unit Development

Town of Knightdale

Draft Plan I Case #ZMA-6-19

October 14th, 2019

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THE COLLECTION

Planned Unit Development
Prepared for The Town of Knightdale

Submittal Dates

First Submittal:	October 14, 2019
Second Submittal:	November 6, 2019
Third Submittal:	January 24, 2020
Fourth Submittal:	July 7, 2020
Fifth Submittal:	August 12, 2020

Developer

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MCADAMS





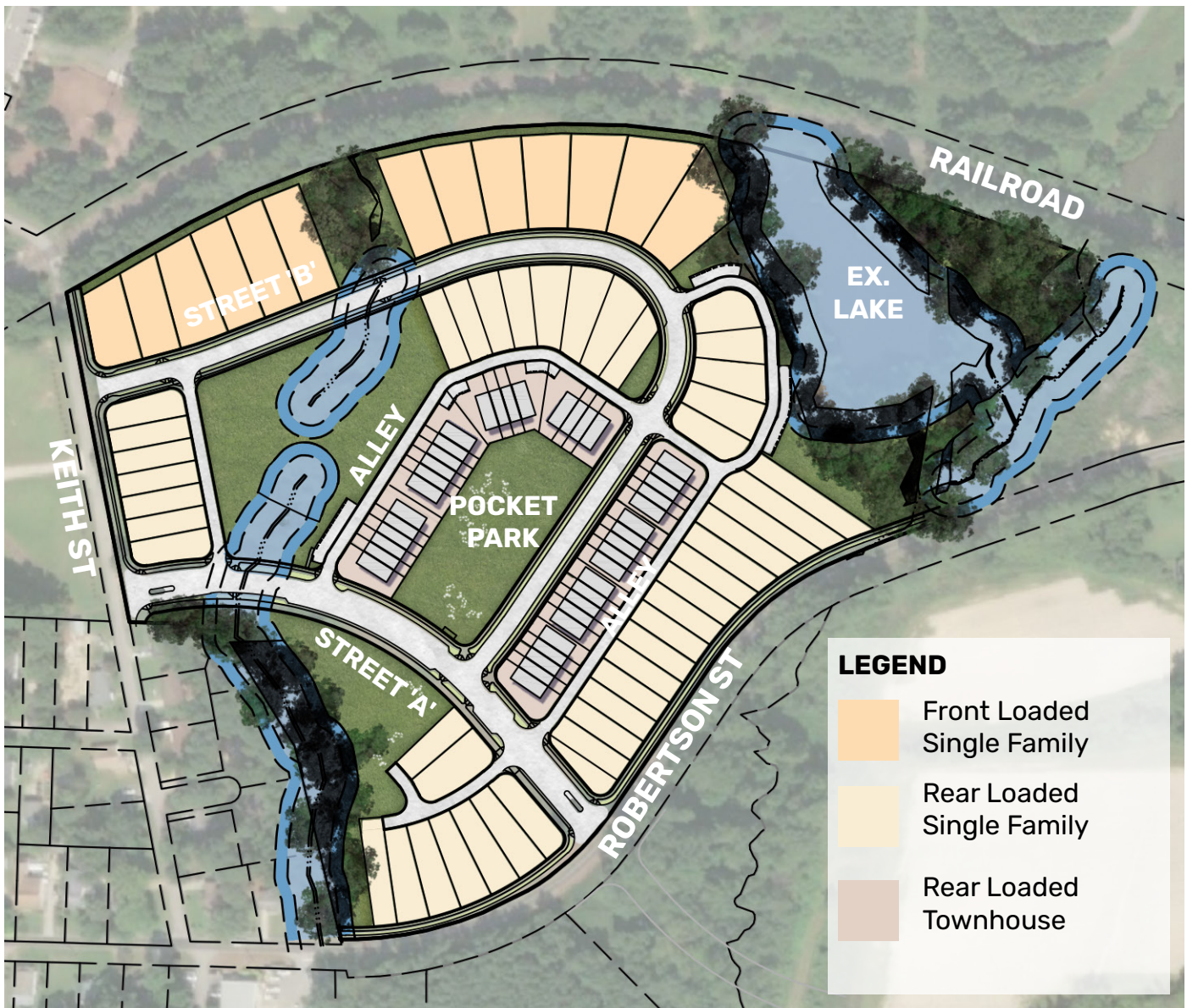
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VISION + INTENT

VISION + INTENT

As stated in §2.15.C of the Knightdale Unified Development Ordinance, the Planned Unit Development District is designed to encourage master planning of development to coordinate such development so as to manage the impacts of the development on the provision of Town Services and infrastructure. The Planned unit Development encourages creativity and innovation in the design of development, but in return for this flexibility the expectation is for communities to:

- 5 Provide exceptional design, character, and quality;
- 5 Provide high quality community amenities;
- 5 Incorporate creative design in the layout of buildings;
- 5 Ensure compatibility with surrounding land uses and neighborhood character;
- 5 Ensure the creation of mixed density neighborhoods, neighborhood nodes, and mixed use centers;
- 5 Further the goals of the Comprehensive Plan including the growth framework and growth and conservation map;
- 5 Provide greater efficiency in the layout and provision of roads, utilities, and other infrastructure.



THE COLLECTION PLANNED UNIT DEVELOPMENT MEETS THE STATED VISION AND INTENT OF THE PLANNED UNIT DEVELOPMENT:

Provide exceptional design, character, and quality:

Homes within The Collection will meet the architectural design requirements from Chapter 5 of the Knightdale UDO. The design of The Collection is focused on the built environment, creating interesting places and spaces, and the interaction between the public and private realms which, collectively, will create a subdivision with exceptional character.

Provide high quality community amenities:

The Collection is focused around a central pocket park that is designed to accommodate multiple uses and users. The pocket park will provide walking trails and other amenities but is designed to be a flexible space for a variety of activities and functions. This pocket park will serve as a central gathering area for residents, provide space for outdoor play and sports, and will be planted with enhanced landscaping to create a natural open space for the general enjoyment of all users.

Incorporate creative design in the layout of buildings:

The Collection is laid out in such a way that all buildings, no matter the specific type or size, are located within close proximity to one another and avoids a pod set-up that segregates different types of homes. This design will create a compact and cohesive development.

Ensure compatibility with surrounding land uses and neighborhood character:

The Collection is a residential development located in a residential area and is compatible with the surrounding land uses. The Collection will be a valuable addition to the Town of Knightdale, especially with its proximity to the Knightdale Station Park.

Ensure the creation of mixed density neighborhoods, neighborhood nodes, and mixed use centers:

The Collection is a mixed density neighborhood with a mix of lots sizes and housing types. Given the proximity to the Knightdale Station Park, The Collection will be a large part of completing the neighborhood in this area.

Further the goals of the Comprehensive Plan including the growth framework and growth and conservation map:

The parcels on which the Collection is located are designated as Mixed-Density Neighborhood per the KnightdaleNext 2035 Comprehensive Plan. The Collection is designed to meet the standards of a Mixed-Density Neighborhood:

- 5 The homes are oriented to the interior of the site;
- 5 The development is buffered from surrounding land uses to create proper transitions;
- 5 Within The Collection, streets create a modified grid street network and small blocks to create a cohesive, well-connected community.

Provide greater efficiency in the layout and provision of roads, utilities, and other infrastructure:

The Collection is designed to be compact and efficient, and is laid out in such a way that no space is wasted or underutilized.



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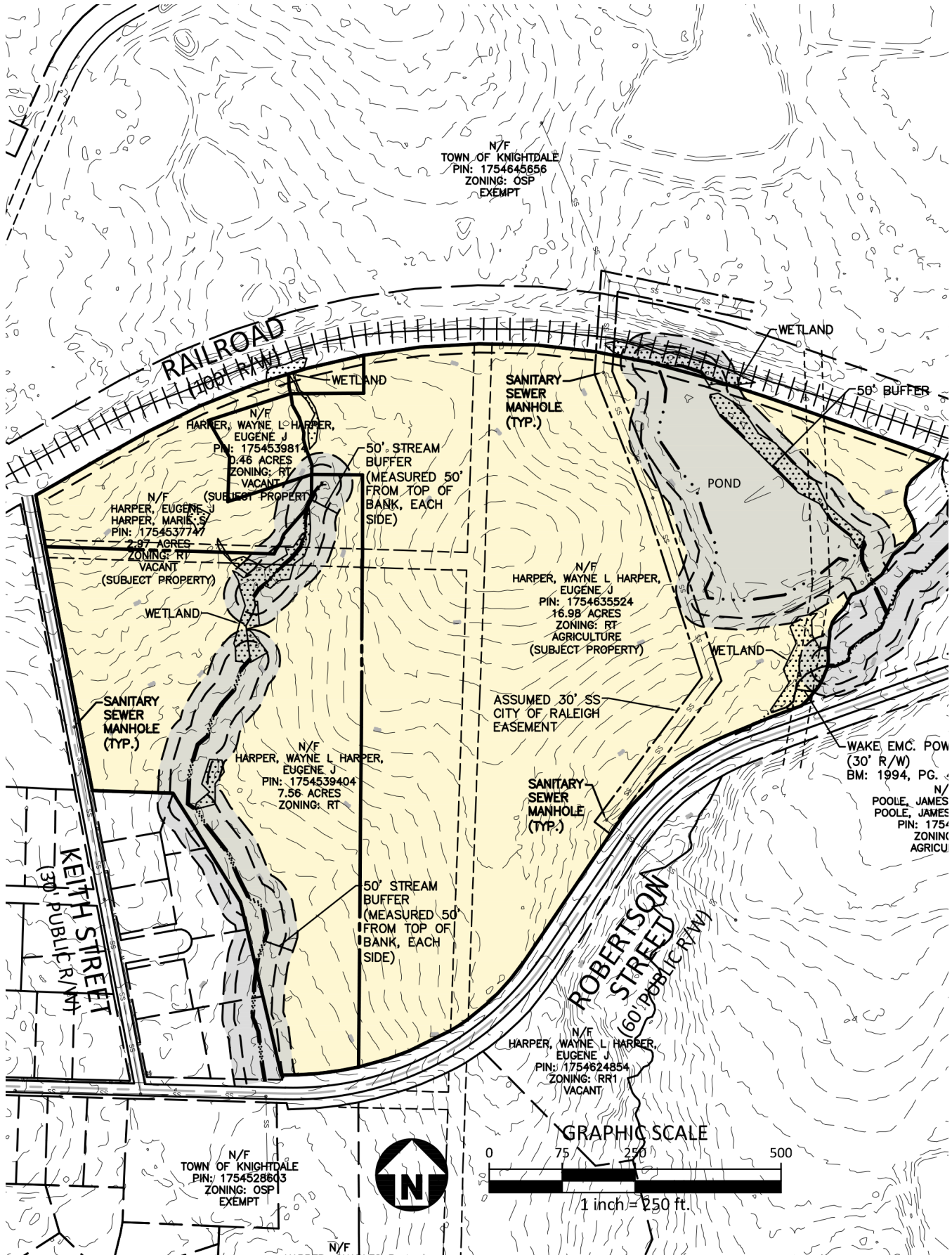
EXISTING CONDITIONS

EXISTING CONDITIONS SUMMARY

The Collection is located on 5 parcels in the eastern quadrant of the intersection of Keith Street and Robertson Street. The 5 parcels are identified with the following Wake County Property Identification Numbers: 1754537747, 1754539404, 1754539814, 1754630926, 1754635524. The parcels that comprise the Collection slope east and west from the center, which is the high point of the development. There are streams, ponds, and wetlands located within the boundaries of The Collection, all of which will be preserved during development. Stands of trees are located around the perimeter of the parcels to be developed, but most of the area was previously cleared for agricultural uses.

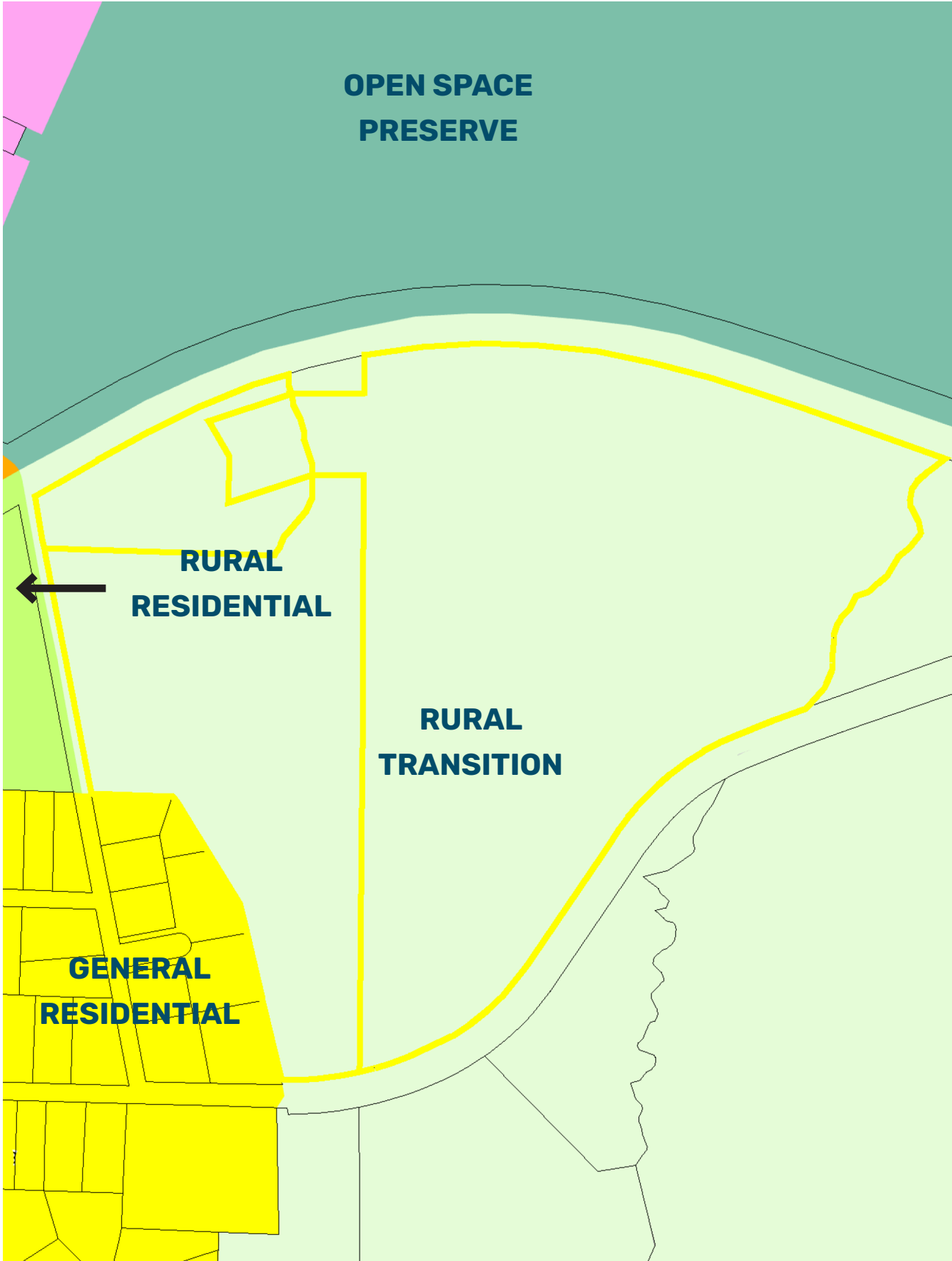
EXISTING CONDITIONS

EXISTING
CONDITIONS



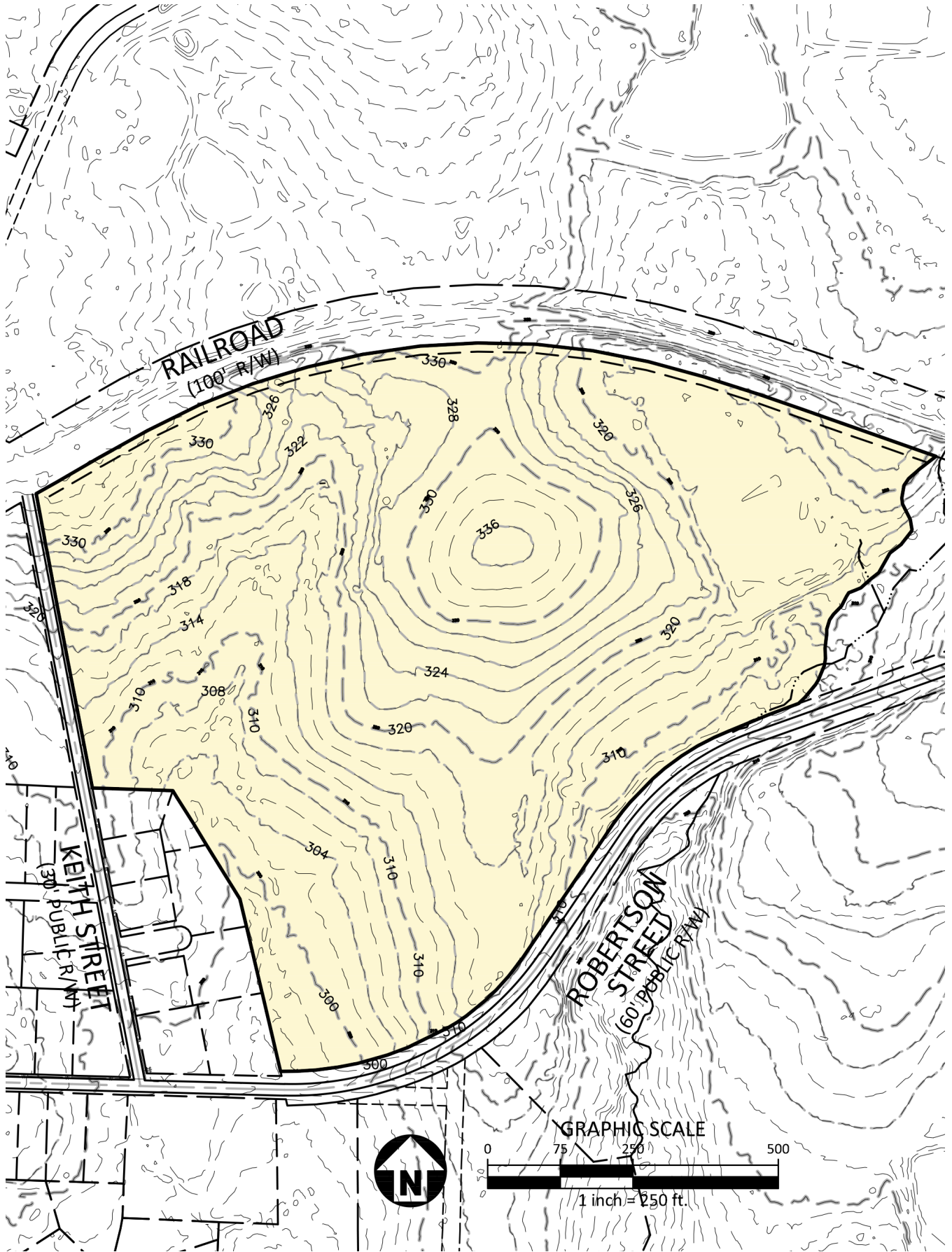
CURRENT ZONING MAP

EXISTING
CONDITIONS



TOPOGRAPHY + BOUNDARY

EXISTING
CONDITIONS

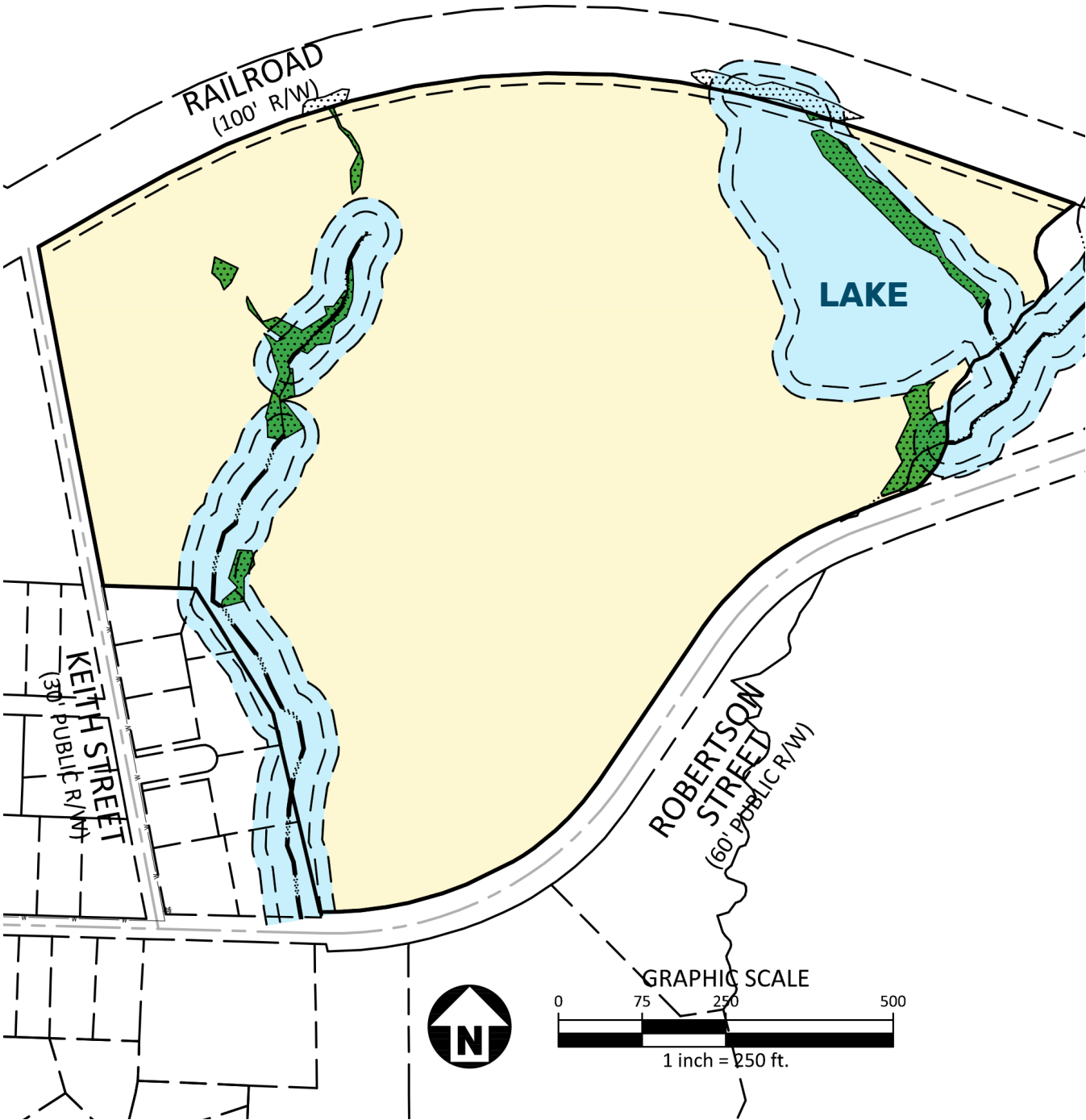


HYDROLOGY

 **STREAM**

 **WETLAND**

EXISTING
CONDITIONS



VEGETATION

EXISTING
CONDITIONS





3

PUD MASTER PLAN

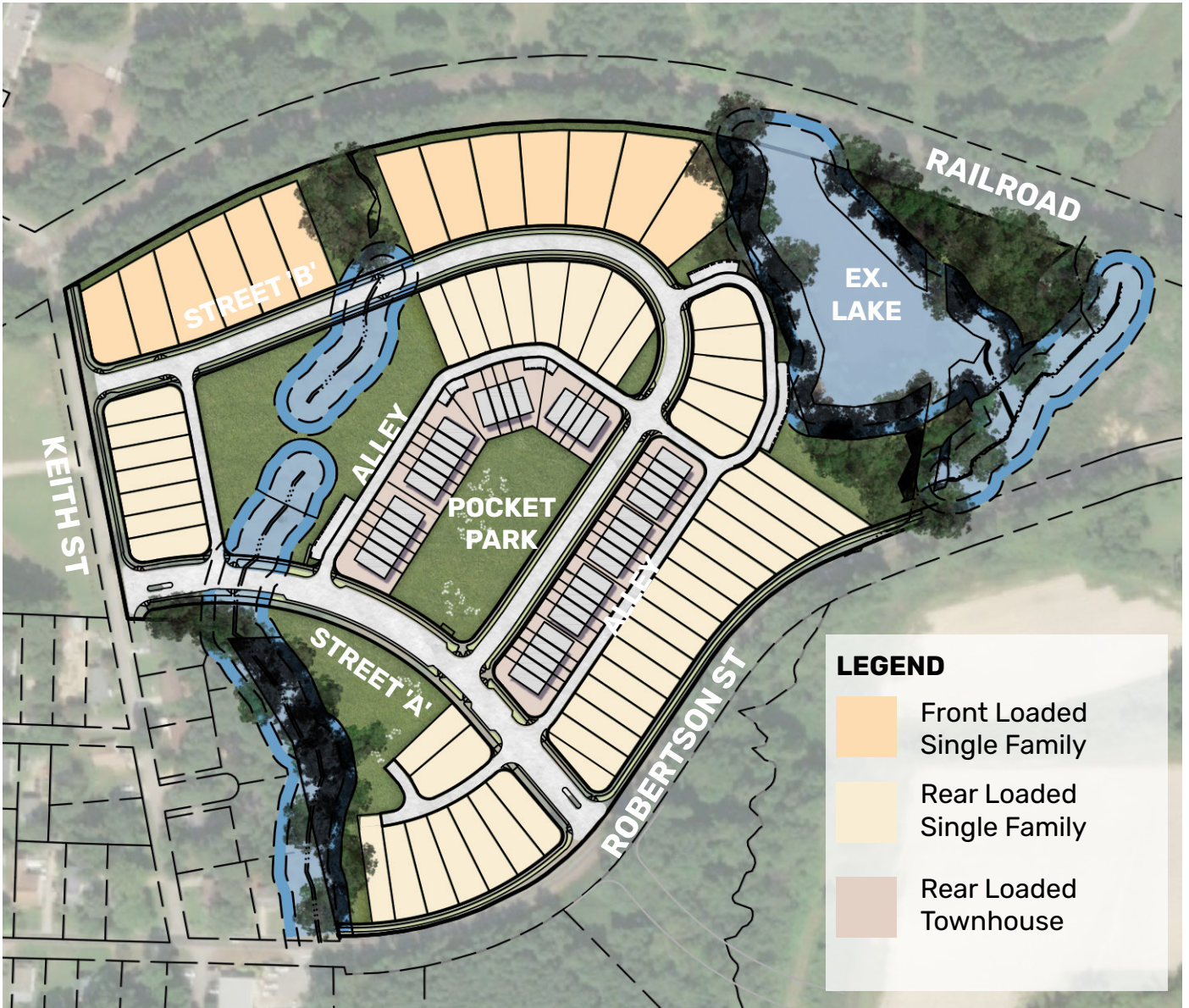
PLANNED UNIT DEVELOPMENT MASTER PLAN

DEVELOPMENT DETAILS

The Collection is a 97-lot residential subdivision designed to the GR8 and Planned Unit Development standards of the Town of Knightdale Unified Development Ordinance. The Collection will provide a variety of housing choices for future residents as well as a well-designed and multi-functional central amenity. The Collection is located across railroad right-of-way from the Knightdale Station Park and is designed to compliment what will be a central gathering area for Knightdale citizens.

DEVELOPMENT MIX

	Number of units	Percentage of development
5 Front-loaded single family dwellings	13	13.40%
5 Rear-loaded single-family dwellings	44	45.36%
5 Townhouses	40	41.24%



FRONT LOADED SINGLE-FAMILY DWELLINGS

MODIFICATIONS TO UDO STANDARDS

§2.7 of the Knightdale Unified Development Ordinance requires that any lot less than 80’ in width be accessed via an alley or rear lane access. Due to site constraints, these dwelling units will be accessed via a driveway that connects to the fronting public right-of-way. To ensure that the homes are of high-quality and add to the vitality of The Collection and Knightdale as a whole, the applicant has offered enhanced architectural standards as a condition of the zoning approval.

To create an interesting streetscape and encourage interaction between the public and private realm, front-loaded single-family dwellings in The Collection will be served by driveways that are a minimum length of 20’ rather than the UDO requirement of 35’.

FRONT LOADED SINGLE FAMILY DWELLING STANDARDS

5	Minimum lot size	7,500 sf
5	Lot width	60'
5	Front setback (minimum)	10'
5	Minimum driveway length	20'
5	Side setback	5' Minimum; 20% lot width aggregate (maximum)
5	Rear setback (minimum)	25'
5	Maximum building height	3 stories

PUD
MASTER PLAN



Images are illustrative in nature and subject to change based on review and approval by the Land Use Administrator.

REAR LOADED SINGLE-FAMILY DWELLINGS

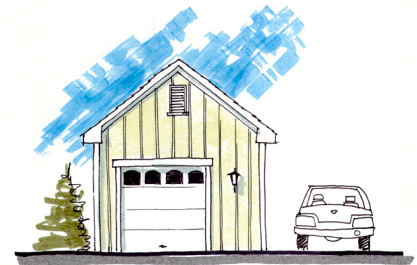
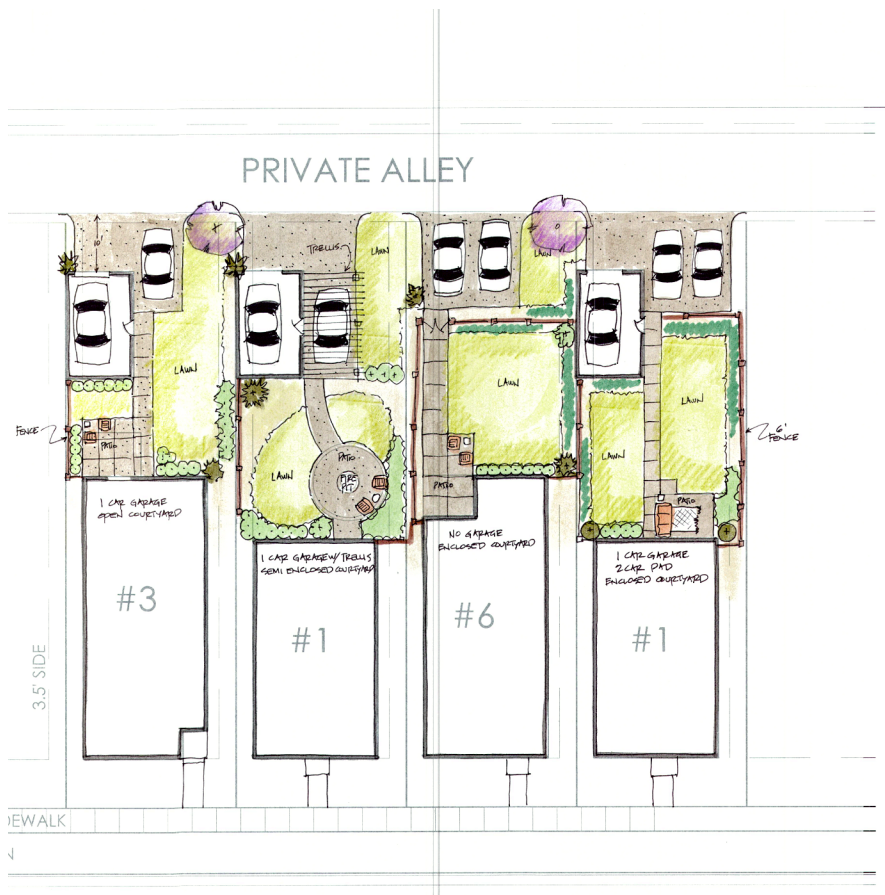
MODIFICATIONS TO UDO STANDARDS

In an effort to reduce the amount of impervious surface on the lots, and to increase the developable area on each parcel, rear-loaded single-family dwellings in The Collection will be served by driveways that are a minimum length of 20' rather than the UDO requirement of 35'.

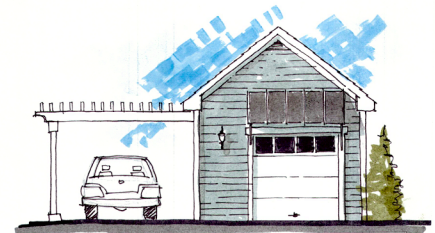
REAR LOADED SINGLE FAMILY DWELLING STANDARDS

5	Minimum lot size	4,500 sf
5	Lot width	35'
5	Front setback (min)	10'
5	Minimum driveway length	20'
5	Side setback (min)	3 1/2' Minimum; 7' aggregate
5	Rear setback (min)	25'
5	Maximum building height	3 stories
5	Minimum driveway length	20'

PUD
MASTER PLAN



ONE CAR GARAGE



ONE CAR GARAGE WITH TRELLIS CARPORT

GARAGE OPTIONS

SCALE 1/4"=1'-0"

Images are illustrative in nature and subject to change based on review and approval by the Land Use Administrator.

TOWNHOUSES

MODIFICATIONS TO UDO STANDARDS

§2.7.B of the Knightdale Unified Development Ordinance limits the maximum number of townhouse units in GR districts to 30% of the total number of dwelling units. Townhouses within The Collection will comprise 41% of the total number of dwelling units. To ensure that townhouses are high-quality construction, the applicant has offered enhanced architectural standards as part of the zoning approval. Additionally, all townhouses are located around the central pocket park, which will frame the pocket park with structures to create a more interesting space, and allow for informal monitoring of the amenity.

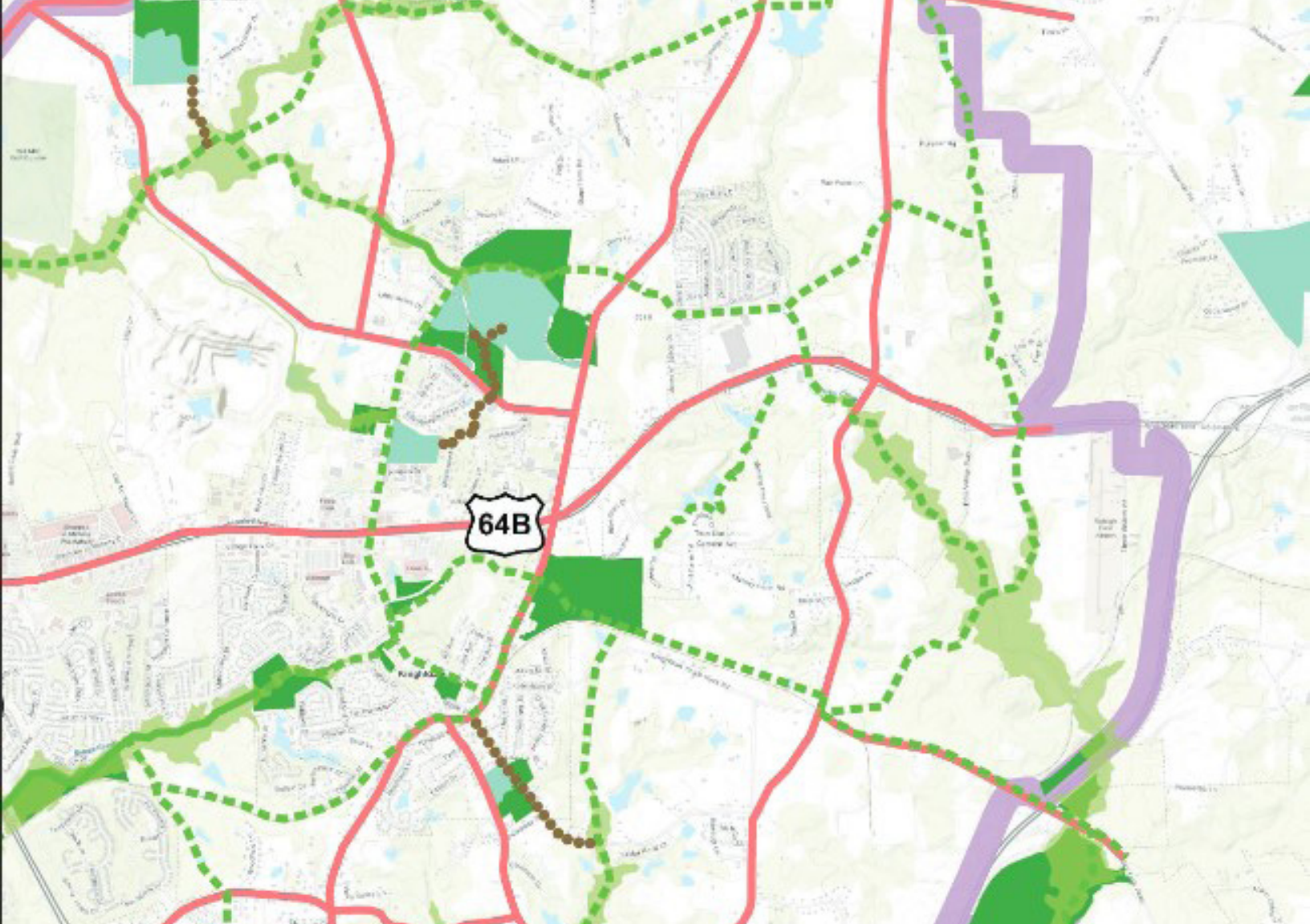
TOWNHOUSE DWELLING STANDARDS

5	Front setback (min)	0'
5	Front setback (max)	25'
5	Minimum driveway length	20'
5	Minimum building separation	10'
5	Rear setback from rear lane /alley(min)	15'
5	Maximum building height	3 stories

PUD
MASTER PLAN



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UDO + COMPREHENSIVE PLAN CONSISTENCY

UNIFIED DEVELOPMENT ORDINANCE CONSISTENCY

The Collection has been designed to meet the requirements of the Unified Development Ordinance where practical and achievable. There are some instances where, due to site constraints, it is not possible to meet the specific requirement of the Ordinance. In those instances, the applicant is proposing design alternatives that will meet the intent of the Ordinance. The requested modifications to the requirements of the UDO, and the proposed alternative methods of compliance, are listed below.

MODIFICATIONS FOR FRONT LOADED SINGLE-FAMILY DWELLINGS (60' WIDE LOTS)

§2.7 of the Knightdale Unified Development Ordinance requires that any lot less than 80' in width be accessed via an alley or rear lane access. Due to site constraints, these dwelling units will be accessed via a driveway that connects to the fronting public right-of-way. To ensure that the homes are of high-quality and add to the vitality of The Collection and Knightdale as a whole, the applicant has offered enhanced architectural standards as a condition of the zoning approval.

To create an interesting streetscape and encourage interaction between the public and private realm, front-loaded single-family dwellings in The Collection will be served by driveways that are a minimum length of 20' rather than the UDO requirement of 35'.

MODIFICATIONS TO REAR LOADED SINGLE-FAMILY DWELLINGS (35' WIDE LOTS)

In an effort to reduce the amount of impervious surface on the lots, and to increase the developable area on each parcel, rear-loaded single-family dwellings in The Collection will be served by driveways that are a minimum length of 20' rather than the UDO requirement of 35'.

MODIFICATIONS TO TOWNHOUSE DWELLINGS

§2.7.B of the Knightdale Unified Development Ordinance limits the maximum number of townhouse units in GR districts to 30% of the total number of dwelling units. Townhouses within The Collection will comprise 41% of the total number of dwelling units. To ensure that townhouses are high-quality construction, the applicant has offered enhanced architectural standards as part of the zoning approval. Additionally, all townhouses are located around the central pocket park, which will frame the pocket park with structures to create a more interesting space and allow for informal monitoring of the amenity.

MASS GRADING

According to section 6.2 B 3a., we respectively request to mass grade the few 60' lots included in the project due to the fact that they need to be graded as part of the internal roadway construction, are adjacent to the railroad which has already been graded, and are interdependent with the overall compact development.

KNIGHTDALENEXT 2035 COMPREHENSIVE PLAN CONSISTENCY

The Collection is consistent with the Growth Framework Map, Growth and Conservation Map, and the following Guiding Principles in the KnightdaleNext 2035 Comprehensive Plan (“KCP”):

1. **Great Neighborhoods and Expanded Home Choices:** This principle aims to promote vibrant neighborhoods that “provide greater access to a range of housing choices people need at different stages of their life.” (KCP p. 17). This principle also notes that “new neighborhoods should mix two or more housing choices into one community.” (KCP p. 17). The Collection provides a mix of single family and townhome products that will yield a strong neighborhood that “will make Knightdale a more livable community—one where residents can live their entire lives.” (KCP p. 17).

The Growth and Conservation Map designates this site as being Mixed Density Neighborhood, which contains “a mix of housing types and densities.” (KCP p. 53) In Mixed Density Neighborhoods, “homes are oriented to the interior of the site and are typically buffered from surrounding development by transitional uses, preserved open space, or landscaped areas.” (KCP p. 53). All new mixed-density neighborhoods should “incorporate a comprehensive network of open space throughout to accommodate small parks, gathering places and community gardens; preserve tree stands; and help reduce stormwater runoff.” (KCP p 53). Consistent with this concept, The Collection has housing units and a community gathering space oriented to the center, small blocks, and a modified grid of streets to support a cohesive, well-connected community.

2. **Natural Environment:** This guiding principle aims to “promote and expand opportunities for people to experience natural settings in Knightdale,” and to “safeguard the Town’s natural resources including streams, wetlands, . . . tree canopy, and the services they provide.” (KCP p. 14). The site contains streams, ponds, and wetlands, which will all be preserved.

3. **Infill Development and Redevelopment:** This guiding principle aims to promote infill development for “vacant and under-utilized areas of Knightdale.” (KCP p. 15). The Growth Framework Map designates this site as a “Target Investment Area,” which is defined as “land within the current Town limits as well as closely surrounding land in the current ETJ that has existing or relatively easy potential access to both sewer and water.” (KCP p. 43). Infill development and residential development with increased density are encouraged in this area to accommodate anticipated Town growth. (KCP p. 43).

4. **Parks and Recreation:** This principle aims to “promote and expand opportunities where people can be more involved in an active community lifestyle represented, in part, by the presence of high quality parks, public spaces and recreation facilities located near where people live.” (KCP p. 15) Placing a residential community here will attract more people to the Knightdale Station Park on foot based on its proximity.

5. **Compact Development Patterns:** This principle aims to “guide future growth into more compact and efficient development patterns to manage the timing, location, and magnitude of expensive infrastructure improvements.” (KCP p. 16) The applicant made use of the site’s unique shape to create a layout of single family homes along the outer parts of the site, townhomes toward the center of the site, and a centrally located recreational space that creates a visually attractive and inviting residential community.



5

DESIGN GUIDELINES

SINGLE-FAMILY DWELLING ARCHITECTURAL STANDARDS

1. Single-family 2-story homes built on lots at least 60-feet wide will have a minimum of 2,000 square feet and 1-story homes on such lots will be a minimum of 1,600 square feet. Lots that are at least 60-feet wide will have front-loaded two car garages.
2. Single-family homes built on lots less than 60-square feet will have a minimum of 1,450 square feet and have alley-loaded one car garages with the exceptions that a maximum of 15% of such homes may be a minimum of 1,450 square feet.
3. All single-family homes shall be raised from the finished grade a minimum of 18" and shall have stem wall or raised slab foundations that shall be covered on all sides with brick, stone, or stucco. Areas under porches may be enclosed with lattice.
4. All single-family homes with a crawl space will be wrapped in brick or stone on all sides,
5. All single-family homes will have a combination of two or more of the following materials on the front facade (not counting the foundation): stone, brick, lap siding, fiber cement siding, shake or board and batten. All siding will be fiber cement. Vinyl may only be used for soffits, fascia, and corner boards.
6. All single-family homes will have a front porch with a minimum depth of five (5) feet. Front porch posts will be at least 6"x6".
7. Main roof pitches (excluding porches) for 2-story homes shall be at least 7:12.
8. There shall be a 12" overhang on every gable roof end,
9. Main roof pitches for 1-story and 1.5-story homes will be at least 6:12.
10. Garages for lots that are at least 60-feet wide will not protrude more than six (6) feet from the front porch or stoop and all garage doors shall over window inserts and hardware.
11. For every linear 30 feet (or fraction) of continuous side elevation, there shall be one window or door added to the side elevation. Any siding break on the side of the home such as a fireplace, porch, wall offset can be used as an alternative to a window or door.
12. Garages will not exceed 45% of the front facade width or will be split into two bays.

TOWNHOUSE ARCHITECTURAL STANDARDS

1. All townhouse units will have alley-loaded two car garages.
2. All townhouse units shall be raised from the finished grade a minimum of 18" and have stem wall or raised slab foundations that shall be covered on all sides with brick, stone, or stucco. Areas under porches may be enclosed with lattice.
3. All townhouse units will have a combination of two or more of the following materials on the front facade (not counting the foundation): stone, brick, lap siding, fiber cement siding, shake or board and batten. All siding will be fiber cement. Vinyl may be used for soffits, fascias, and corner boards.
4. Usable front porches shall be at least five (5) feet deep and extend more than 30% of the primary facade.
5. All townhouse units shall provide detailed design elements using at least one (1) of the features from each of the four categories below:
 - Entrance
 - > Recessed entry with 6" minimum width door trim
 - > Covered porch with 6" minimum width pillars/posts/columns
 - Building Offset
 - > Facade offset
 - > Roofline offset
 - Roof
 - > Donner
 - > Gable
 - > Cupola/Tower/Chimney
 - > Decorative cornice of roof line (flat roof only)

And at least two (2) of the following elements:

- Facade
 - > Bay window
 - > Balcony
 - > Porch
 - > Shutters
 - > Window trim with 4" minimum width
 - > Patterned finish (scales, shakes, wainscoting, brick, or stone)
6. There shall be a 12" overhang on every gable roof end.
 7. Townhouse building walls shall be wood clapboard, cement fiber board or shingle, wood board and batten, brick, or stone.
 8. Main roofs on townhouse buildings shall have a pitch between 6:12 and 12:12. Monopitch (shed) roofs are allowed only if they are attached to the wall of the main building. Monopitch roofs shall have a pitch of at least 3:12.
 9. For every second and third story of the side elevations, there shall be a minimum of three windows added to the side elevation. Any siding break on the side of the home such as a fireplace or wall offset can be used as an alternate to a window. On the ground floor there shall be a minimum of one window on the side elevations.

10. The second and third stories of the rear elevation shall have either a balcony and door(s) or windows making up a minimum of 25% of the length of the rear elevation. The percentage is measured as the horizontal plane (lineal feet) containing a balcony and door(s) or windows divided by the total horizontal plane length.
11. No two townhome units in a building shall have the same exterior paint color scheme.
12. All townhomes shall be three (3) stories.

*Administrator Approval of Minor Variances. The Staff may approve minor variances to the Specific Requirements listed above provided that such minor variance meet the overall intent of these Architectural Standards and conform to the Comprehensive Plan and other adopted plans of the Town.



6

RECREATIONAL OPEN SPACE + AMENITIES

RECREATIONAL OPEN SPACE AND AMENITIES

The Collection will provide both active and passive recreation areas within the development. Within the Collection, approximately 34% of the total land area will remain undeveloped and set aside as open space and passive recreation areas. These areas will not be programmed but will give areas for the enjoyment of residents and provide areas for spontaneous outdoor activities.

Open Space Standards

5	Total recreation open space required:	74,620 sf	1.71 Acres
5	Active recreation space required:	37,310 sf	.85 Acres
5	Active recreation space provided:	49,228 sf	1.13 Acres
5	Passive recreation space required:	37,310 sf	.85 Acres
5	Passive recreation space provided:	407,718 sf	9.35 Acres

A large central park will be located in the center of the Collection. This central park is adjacent to, and surrounded by, townhomes. This arrangement will allow ease of access for those residents and give this space a true sense of being part of the community. Each townhome will have a direct pedestrian connection to the pedestrian paths within the park. The pocket park is envisioned as a gathering area for residents and is minimally programmed to allow residents to use the space for whatever activity they desire. Grills and outdoor seating will be provided, and landscaping will be installed to give this park a true sense of place.

PUBLIC ART

Public Art will be integrated into The Collection, subject to approval by the Town of Knightdale Technical Review Committee. Public Art will be located within the collection to add visual interest to open spaces, recreation areas, or entrances.

THE COLLECTION AT KNIGHTDALE STATION

THE BACKYARD GREEN - AMENITY DIAGRAM



REC. OPEN SPACE
+ AMENITIES



LEGEND

- - - - PROPOSED 4' RESIDENT ACCESS WALKWAY
- ■ ■ ■ PROPOSED 6' WALKWAY
- ➔ SIDEWALK

RECREATIONAL PROGRAMMING

- (A) Outdoor Seating
- (B) BBQ Grills + Seating
- (C) Lawn Games
- (D) Flexible Lawn Area
- (E) Enhanced Plantings
- (F) Playground/ Tot Lot
- (G) Fire Pit



7

INFRASTRUCTURE

STREETS + SIDEWALKS

Streets and alleys within The Collection are designed to meet the standards of the Town of Knightdale.

- 5 Street A is designed as the main collector movement within The Collection and includes on-street parallel parking, sidewalk, and a 10' multi-use path on the south side of the street.
- 5 Robertson Street will be widened to meet the standards of the Knightdale Transportation Plan. A 10' wide multi-use path will also be constructed on the north side of Robertson Street and a 5' sidewalk will be constructed on the south side.
- 5 Keith Street will be widened to meet the standards of the Knightdale Transportation plan. A 10' multi-use path will also be constructed on the east side of Keith Street and a 5' sidewalk will be constructed on the west side.
- 5 All remaining streets and alleys within the development will be constructed to Town of Knightdale standards.

STORMWATER

The Collection is located within the Neuse River basin with the site's stormwater runoff draining into Poplar Creek. According to the N.C. Department of Environmental Quality NC Surface Water Classifications website, Poplar Creek [Stream Index #27-35] is classified as C;NSW at this location. The proposed development shall be subject to stormwater management requirements found in Chapter 6: Environmental Protection of the Town of Knightdale's Unified Development Ordinance (UDO). Per regulations established in Chapter 6 of the Town of Knightdale's UDO, stormwater runoff provisions shall address peak flow mitigation and water quality management.

Three above ground stormwater control measures (SCMs) are proposed to meet regulations established Chapter 6 of the Town of Knightdale's UDO by providing peak flow mitigation and water quality management for the site. Additionally, these SCMs will be utilized to reduce Total Nitrogen (TN) export to a maximum of 6.00 lbs/ac/yr for residential development before buydown is allowed. The nitrogen buydown option will be utilized to further mitigate nitrogen loading and meet the required 3.6 lbs/ac/yr loading rate.

WATER + SEWER

- 5 Water and sewer within The Collection are designed to meet the standards of the City of Raleigh.
- 5 All sewer mains within the development will have an 8" diameter minimum.
- 5 A water system analysis will be submitted at time of construction drawing submittal to determine watermain sizes within the development.

MASS GRADING

According to section 6.2 B 3a., we respectfully request to mass grade the few 60' lots included in the project due to the fact that they need to be graded as part of the internal roadway construction, are adjacent to the railroad which has already been graded, and are interdependent with the overall compact development.



8

NEIGHBORHOOD MEETING REPORT

COLLECTION AT KNIGHTDALE NEIGHBORHOOD MEETING

August 27, 2019, 6:30pm

Knightdale Recreation Center, 102 Lawson Ridge Rd, Knightdale, NC 27545

A neighborhood meeting was held on August 27, 2019 at 6:30pm at the Knightdale Recreation Center at 102 Lawson Ridge Rd, Knightdale, NC 27545. There were three neighbors in attendance: a couple who own two houses at 605 Keith Street and 129 Jutson St, and a third neighbor who lives at 602 Keith St. The neighbors indicated that they were excited about the project and asked the following questions about the development:

- 5 **Stormwater:** The neighbors asked how stormwater would be controlled. The applicant indicated that several stormwater mechanisms would be in place on the site to ensure the development does not increase runoff onto adjacent properties.
- 5 **Sidewalks:** The neighbors asked if sidewalks would be included. The applicant indicated that sidewalks would be installed along Keith Street.
- 5 **Pond:** The neighbors asked if there were any plans for the pond on the site. The applicant noted that the pond would be left on site and buffered.
- 5 **Buffer:** The neighbor who lives at 602 Keith St asked how much buffer would be provided along the southwestern boundary line. The applicant indicated that there would be a stream buffer of a little over 50 feet along the southwestern boundary line because of the creek. Also, there are no plans to disturb the vegetation beyond the boundaries of the site.
- 5 **Traffic:** The neighbors asked whether a traffic study would be performed. The applicant indicated that a trip generation study would be performed to determine whether a Traffic Impact Analysis is required, though one is not likely required given that the development is relatively small with only 89 dwelling units.
- 5 **Community Gathering Space:** Regarding the community gathering space in the center of the development, the neighbors indicated that they prefer not to see basketball courts, which would likely attract a great deal of visitors to the area. The applicant noted that there are no plans to build a basketball court in the community gathering space.



9

ZONING CONDITIONS

SINGLE-FAMILY DWELLING ARCHITECTURAL STANDARDS

1. Single-family 2-story homes built on lots at least 60-feet wide will have a minimum of 2,000 square feet and 1-story homes on such lots will be a minimum of 1,600 square feet. Lots that are at least 60-feet wide will have front-loaded two car garages.
2. Single-family homes built on lots less than 60-square feet will have a minimum of 1,450 square feet and have alley-loaded one car garages with the exceptions that a maximum of 15% of such homes may be a minimum of 1,450 square feet.
3. All single-family homes shall be raised from the finished grade a minimum of 18" and shall have stem wall or raised slab foundations that shall be covered on all sides with brick, stone, or stucco. Areas under porches may be enclosed with lattice.
4. All single-family homes with a crawl space will be wrapped in brick or stone on all sides.
5. All single-family homes will have a combination of two or more of the following materials on the front facade (not counting the foundation): stone, brick, lap siding, fiber cement siding, shake or board and batten. All siding will be fiber cement. Vinyl may only be used for soffits, fascia, and corner boards.
6. All single-family homes will have a front porch with a minimum depth of five (5) feet. Front porch posts will be at least 6"x6".
7. Main roof pitches (excluding porches) for 2-story homes shall be at least 7:12.
8. There shall be a 12" overhang on every gable roof end.
9. Main roof pitches for 1-story and 1.5-story homes will be at least 6:12.
10. Garages for lots that are at least 60-feet wide will not protrude more than six (6) feet from the front porch or stoop and all garage doors shall over window inserts and hardware.
11. For every linear 30 feet (or fraction) of continuous side elevation, there shall be one window or door added to the side elevation. Any siding break on the side of the home such as a fireplace, porch, wall offset can be used as an alternative to a window or door.
12. Garages will not exceed 45% of the front facade width or will be split into two bays.

TOWNHOUSE ARCHITECTURAL STANDARDS

1. All townhouse units will have alley-loaded two car garages.
2. All townhouse units shall be raised from the finished grade a minimum of 18" and have stem wall or raised slab foundations that shall be covered on all sides with brick, stone, or stucco. Areas under porches may be enclosed with lattice.
3. All townhouse units will have a combination of two or more of the following materials on the front facade (not counting the foundation): stone, brick, lap siding, fiber cement siding, shake or board and batten. All siding will be fiber cement. Vinyl may be used for soffits, fascias, and corner boards.
4. Usable front porches shall be at least five (5) feet deep and extend more than 30% of the primary facade.
5. All townhouse units shall provide detailed design elements using at least one (1) of the features from each of the four categories below:
 - Entrance
 - > Recessed entry with 6" minimum width door trim
 - > Covered porch with 6" minimum width pillars/posts/columns
 - Building Offset
 - > Facade offset
 - > Roofline offset
 - Roof
 - > Donner
 - > Gable
 - > Cupola/Tower/Chimney
 - > Decorative cornice of roof line (flat roof only)

And at least two (2) of the following elements:

- Facade
 - > Bay window
 - > Balcony
 - > Porch
 - > Shutters
 - > Window trim with 4" minimum width
 - > Patterned finish (scales, shakes, wainscoting, brick, or stone)
6. There shall be a 12" overhang on every gable roof end.
 7. Townhouse building walls shall be wood clapboard, cement fiber board or shingle, wood board and batten, brick, or stone.
 8. Main roofs on townhouse buildings shall have a pitch between 6:12 and 12:12. Monopitch (shed) roofs are allowed only if they are attached to the wall of the main building. Monopitch roofs shall have a pitch of at least 3:12.
 9. For every second and third story of the side elevations, there shall be a minimum of three windows added to the side elevation. Any siding break on the side of the home such as a fireplace or wall offset can be used as an alternate to a window. On the ground floor there shall be a minimum of one window on the side elevations.

10. The second and third stories of the rear elevation shall have either a balcony and door(s) or windows making up a minimum of 25% of the length of the rear elevation. The percentage is measured as the horizontal plane (lineal feet) containing a balcony and door(s) or windows divided by the total horizontal plane length.
11. No two townhome units in a building shall have the same exterior paint color scheme.
12. All townhomes shall be three (3) stories.

GENERAL DEVELOPMENT CONDITIONS

1. Administrator Approval of Minor Variances. The Staff may approve minor variances to the Specific Requirements listed above provided that such minor variance meet the overall intent of these Architectural Standards and conform to the Comprehensive Plan and other adopted plans of the Town.
2. The developer is granted an exception from the UDO Section 6.2.B with the ability to grade the site outside of the proposed right-of-way for the 60' wide single-family residential lots.

