

## Neighborhood Considerations

Planning of individual lot layouts and exterior design should present a sense of individuality while reinforcing an overall image of community and the underlying architectural theme. In this context the following criteria should be adhered to:

- A minimum of 80% of dwelling units on each block shall conform to a build to line.
- A minimum of 50 % of dwelling units shall have a clearly defined front yard using landscaping, hedging, fencing or a stone wall, none of which shall exceed 3 feet in height.
- All dwellings shall have a private yard or patio which may be enclosed by a wall, fence, evergreen hedge, etc. The height of the enclosure shall not exceed six feet.
- Buildings on corner lots are considered more significant structures. Such buildings may be designed with additional height and architectural embellishments, such as corner towers, relating to their location.
- Buildings should avoid long, monotonous, uninterrupted wall and roof planes. Building wall offsets, and changes in floor level shall be used to add architectural interest and variety, and to relieve the visual effect of a single long wall or roof.
- Building entrances shall be defined and articulated by architectural elements such as lintels, pediments, pilasters, columns, porticos, porches, overhangs, railings, balustrades, and others where appropriate. Any such materials shall be architecturally compatible with the style, materials, colors and details of the building as a whole, as shall be the doors.
- Hedges and stone retaining walls will be used as much as possible.