CITY OF EAST CLEVELAND

TARGET AREA DESIGN GUIDELINES

CUYAHOGA LAND BANK

THE CITY OF EAST CLEVELAND, OHIO 1911

KRONBERG URBANISTS ARCHITECTS

INTRODUCTION
GUIDING PHILOSOPHY

In these guidelines, the target area is understood as a hierarchical network of streets (the public realm) and individual blocks that support a variety of housing (the private realm). The guidelines direct the placement of buildings and the orientation of features to honor and strengthen the relationship between public and private spaces.

In the best examples of placemaking, this relationship is well-defined and crafted in consideration of the whole urban condition. Whether considering buildings themselves or the design and development process, each part has a relationship to the whole that must be carefully used for placemaking.

The guidelines are not merely aesthetic. By enhancing the public and private realms and their relationship, these guidelines serve to strengthen social networks within the target area. The built environment is a platform for interactions between friends, families, and neighbors.

Embracing a platform approach to neighborhood and community design means reckoning with the profound impacts the environment can have on people living and working in the target area. Getting the built environment right or getting it wrong can change how easy it is for people to take care of themselves and of one another. These guidelines are meant to equip the people who will live and work in the target area with something to build on.

THE BLOCK, THE STREET, AND THE BUILDING

1. A primary task of all urban architecture and landscape design is the physical definition of streets and public spaces as places of shared use.

2. Individual architectural projects should be seamlessly linked to their surroundings. This issue transcends style.

3. The revitalization of urban places depends on safety and security. The design of streets and buildings should reinforce safe environments, but not at the expense of accessibility and openness.

4. In the contemporary metropolis, development must adequately accommodate automobiles. It should do so in ways that respect the pedestrian and the form of public space.

5. Streets and squares should be safe, comfortable, and interesting to the pedestrian. Properly configured, they encourage walking and enable neighbors to know each other and protect their communities.

6. Architecture and landscape design should grow from local climate, topography, history, and building practice.

7. Civic buildings and public gathering places require important sites to reinforce community identity and the culture of democracy. They deserve distinctive form, because their role is different from that of other buildings and places that constitute the fabric of the city.

8. All buildings should provide their inhabitants with a clear sense of location, weather and time. Natural methods of heating and cooling can be more resource-efficient than mechanical systems.

9. Preservation and renewal of historic buildings, districts, and landscapes affirm the continuity and evolution of urban society.

EXCERPT FROM *CHARTER FOR THE NEW URBANISM* - CONGRESS FOR THE NEW URBANISM

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CITY OF EAST CLEVELAND

Published

November 2022

HOW TO USE THIS DOCUMENT

This guidebook is meant to be a collection of best practices for urban places. In this context, *urban* references the unique set of block, street, and building patterns that define a neighborhood. Similarly, the guidelines are indexed under the categories of block, lot, and building.

This guidebook is not comprehensive. The principles most central to placemaking and neighborhood design are addressed graphically with accompanying explanation. These principles are **1) human-scaled neighborhoods, 2) housing choice and optionality**, and **3) high-quality architecture and infrastructure.**

These principles should not be viewed or implemented in isolation. They should be seen as a set of guides that complement and support one another. Proposed amendments may appear innocuous, but removing one guideline can in some cases defeat the purpose or render another ineffective.

For the best results in a neighborhood, these guidelines should be prescribed comprehensively and administered in the field in an effort coordinated with local builders as well as the jurisdiction. The recommendations contained herein also take into consideration the unique character of East Cleveland. This guidebook represents a marriage of technical best practices and local conditions. Following these guidelines will encourage urban development that is sensitive to place but will also improve neighborhood conditions for the future.

Note this guidebook does not carry the force of law and is only a recommendation. The local zoning ordinance will supersede any recommendation in this book. Therefore, this guidebook requires enforcement by the jurisdiction or property owner.

BLOCK SCALE

BLOCK SCALE
DESIGN GUIDELINE #1

STREETSCAPE DETAILS

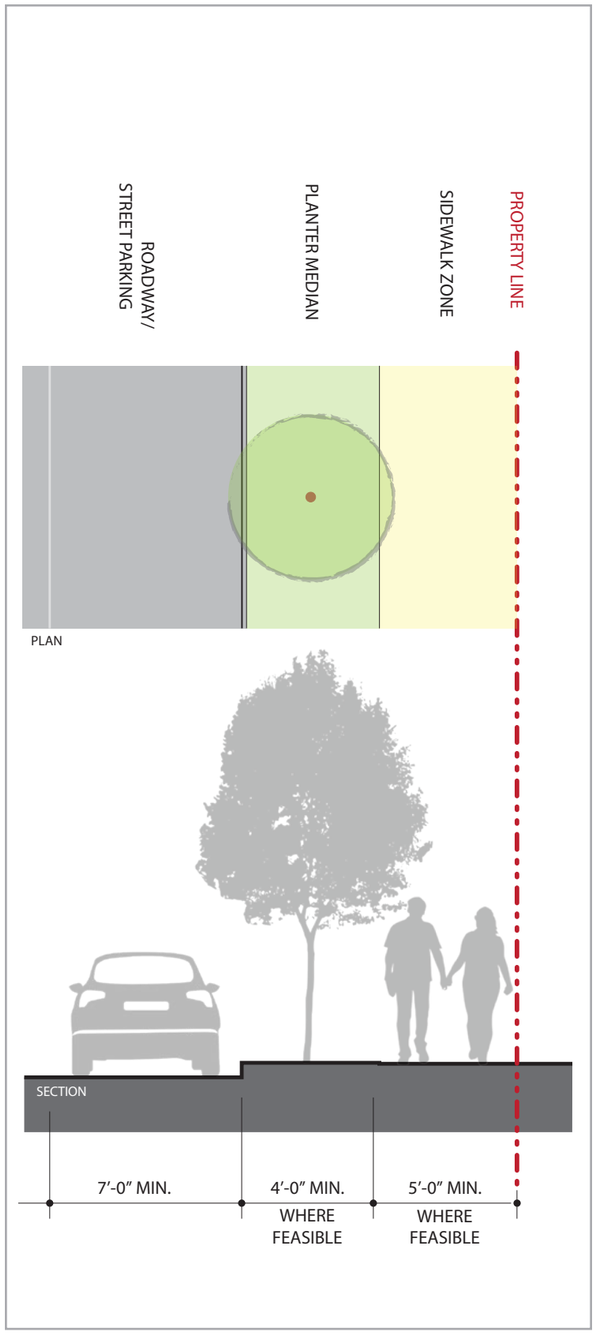
Sidewalks should be at least 5 feet wide where feasible. Increasing the width to 6 feet will permit two adults or three children to walk abreast or pass one another more comfortably, without placing a foot off the sidewalk.

Planter medians between the sidewalk and the street should be at least 4 feet wide. When feasible, increasing the planter width to 5’ or larger will improve the resilience of the trees, require less care, and treat more stormwater.

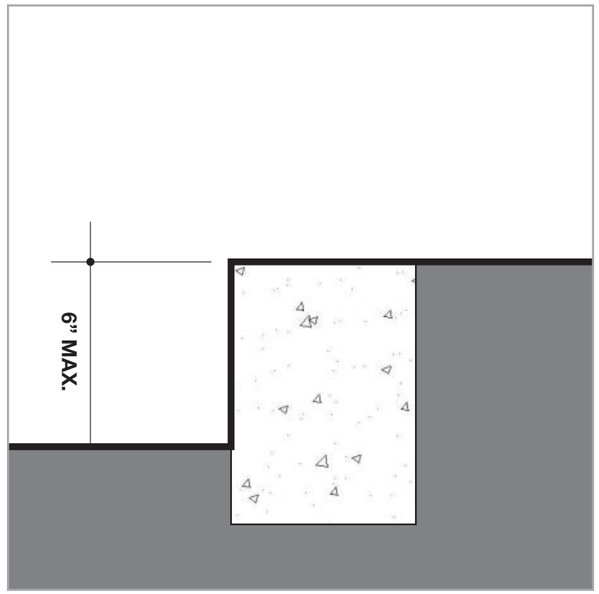
The curb elevation separating the road from the planter zone should have a vertical elevation of no more than 6”. Higher curbs are a safety hazard for pedestrians and motorists alike.

The radius for road curb cuts is recommended to be 7 feet but should be no more than 10 feet at each end of the apron. Compact curb returns reduce crossing distance and slow traffic at intersections, exactly where it is most important to slow the traffic. These slow speeds lead to eye contact between drivers and pedestrian, dramatically increasing safety for all.

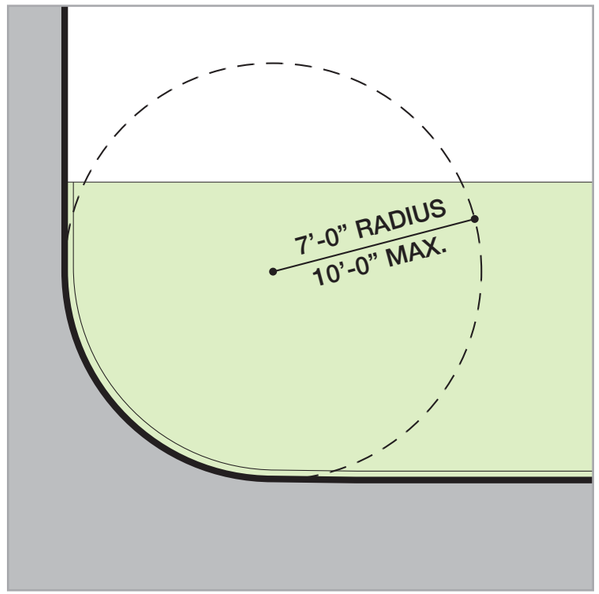
On-street parking should be provided everywhere possible. This creates a barrier between moving vehicles and pedestrians and slows traffic further, while also providing shared parking for residents of the street and their guests.



STANDARD DIMENSIONS OF A WALKABLE RESIDENTIAL STREET



TYPICAL CURB SECTION DETAIL



TYPICAL CURB CUT RADIUS

BLOCK SCALE
DESIGN GUIDELINE #2:

STREET TREE PLANNING

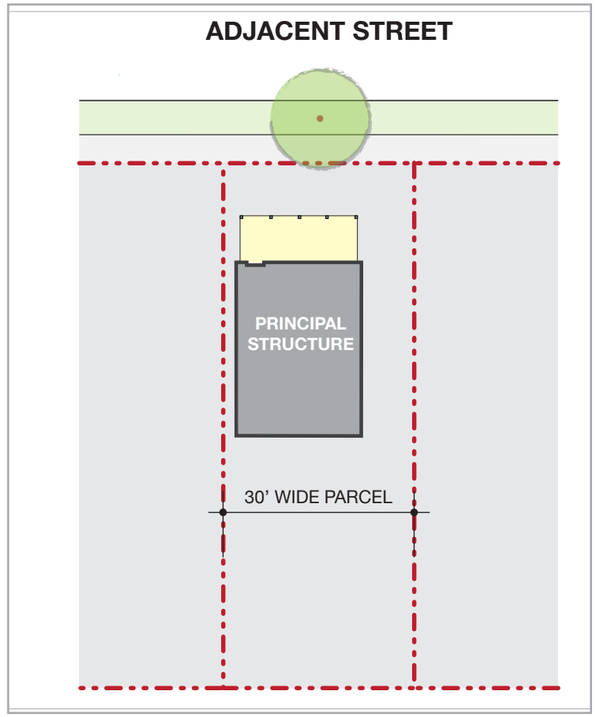
New construction should include at least one tree per parcel: just one tree for parcels 35 feet wide or less, and one tree for every 30 feet for parcels wider than 35 feet. This ensures a regularity and rhythm and frames street views.

Street trees should be planted off-center from the front door. This helps frame classic entry paths and views for the buildings.

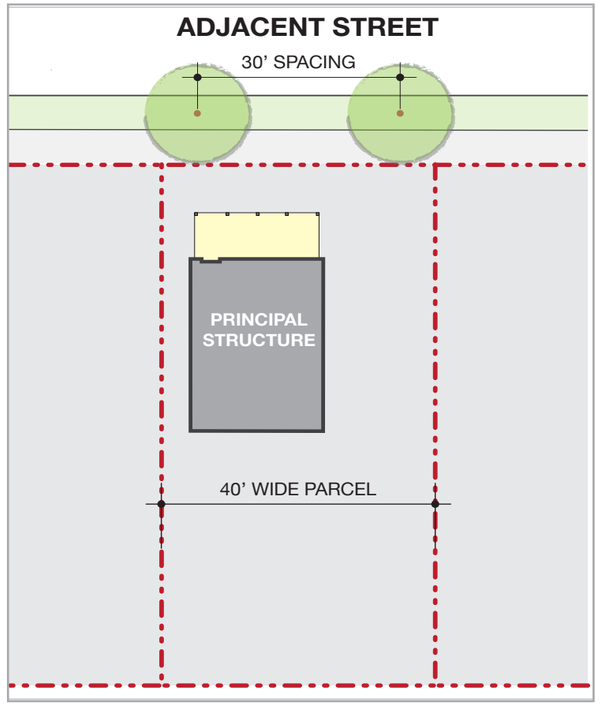
Street trees should be placed in the right-of-way planter zone whenever possible. In the front yard is a suitable secondary location. Placement in the planter zone creates a barrier between the roadway and the sidewalk, enhancing the sense of security and comfort for residents on sidewalks and porches.

The tree species planted should be native, recommended by a local forester for its hardiness, and grow to a mature canopy at least 15 feet in width. This helps to ensure the tree to be long-lived. The canopy size increases comfort in the neighborhood by providing shade for the sidewalk and parked cars. A mature canopy can also provide a respite from driven rain.

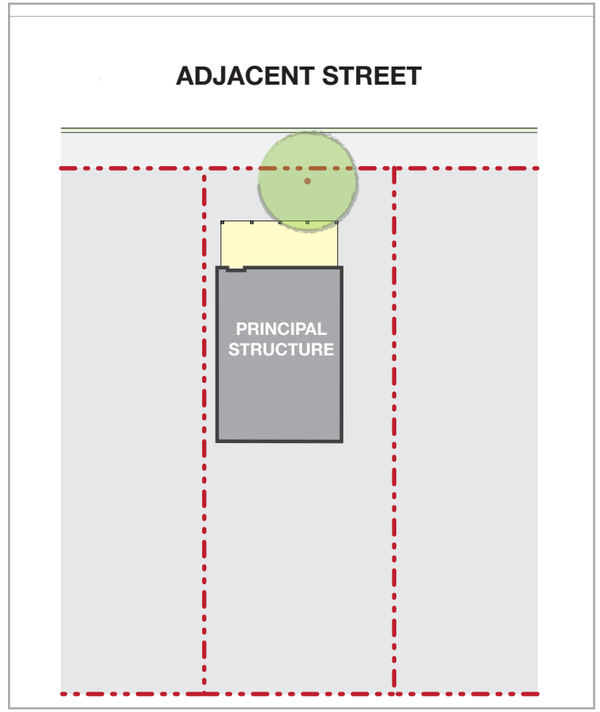
Each tree should have a caliper of at least 1 1/2” when planted and should be planted as soon after the first frost as is possible. If feasible, an even larger caliper sapling should be planted. The large caliper and the timing help to ensure the tree establishes a thriving root system before the spring growth.



PARCELS 35 FEET WIDE OR SMALLER WITH ONE TREE SET IN THE PLANTER ZONE



PARCELS 35 FEET WIDE OR LARGER TO HAVE ONE TREE EVERY 30 FEET AND AT LEAST TWO TREES



ALTERNATIVE TREE SETTING LOCATION WHEN A PLANTER ZONE ISN’T POSSIBLE

Examples. Properly sized and located street trees help to frame and beautify the street, increase human comfort, and create a walkable environment. Whenever possible, street trees should be planted in a planter zone.

Alternative location. If not possible to utilize a planter zone, the front yard is an alternate location.

BLOCK SCALE
DESIGN GUIDELINE #3:

DEVELOPABLE PARCELS

In general, lots of records should not be combined when a feasible development program can accommodate the original lots. When they must be combined, the number of lots combined should be minimum required. Each individual parcel is a distinct opportunity for home ownership in the target area. Any time the total number of lots is reduced, this opportunity is diminished.

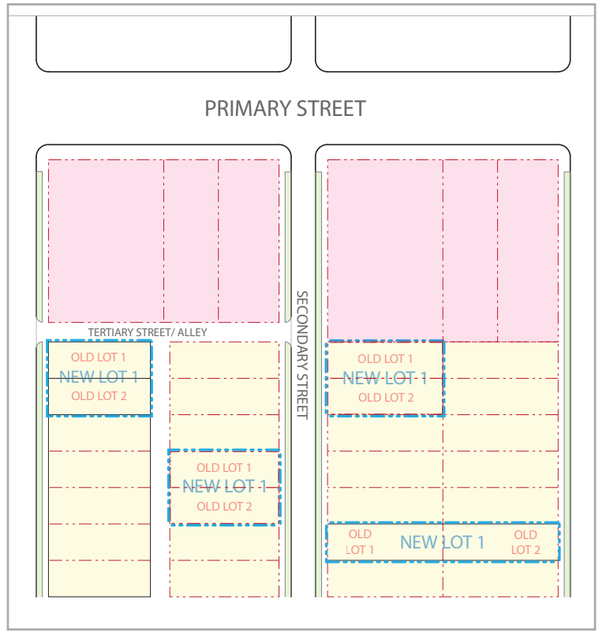
To the greatest extent possible, any parcels subject to a strict limitation to single-household occupancy should have their allowable uses expanded. Homeownership and neighborhood diversity will be maximized by allowing builders and buyers the opportunity to support their investments by including additional units on their properties.

The original plat of East Cleveland isn't simply an artifact. It's similar to other land subdivision in and around the Cleveland area. Small parcels and housing variety is traditional in the region and will be seen as familiar to people who live and work in the target area.

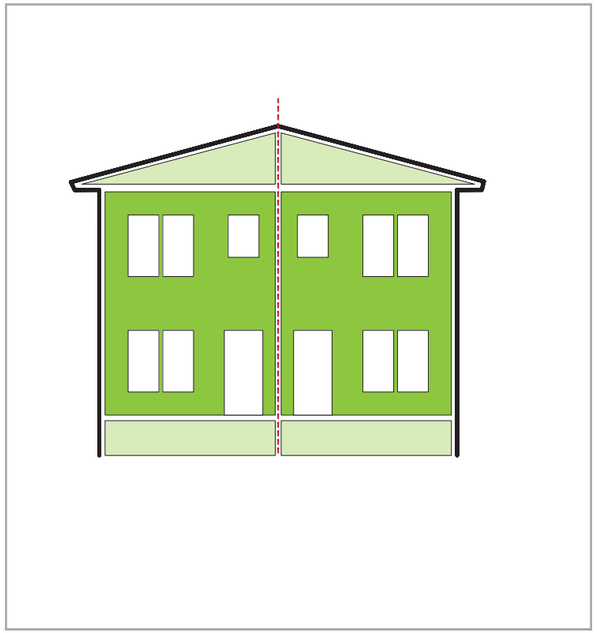
When parcels are aggregated, they should be used to add variety into the housing context whenever feasible. This can be accomplished by using an alternative building type like townhomes, or by using a pocket neighborhood arrangement of smaller single-family structures. These alternatives can use the land more efficiently while retaining the low-rise scale.

Smaller lots will help retain the neighborhood's proper physical scale. They are also easier to maintain and develop by residents, able to maximize the efficiency of

DO ✓



LIMIT MERGING OF PARCELS



SIDE BY SIDE TOWNHOUSE

Local examples. Left and middle, traditional housing forms that could be developed as new townhomes. Right, single house on a small lot.

municipal infrastructure and services, and foster a positive sense of social community and fellowship among neighbors.

When single-family structures are proposed for aggregated parcels, their massing and placement should be similar to modest buildings on the same street. This helps to establish variations-on-a-theme throughout the target area and discourages individual buildings from being out-of-scale.

EXCEPTIONS

Townhouse developments, which often require wide parcels.

Courtyard formats and pocket neighborhoods, which typically require a parcel at least 110 feet in width.

Small parcels split into even smaller lots for purposes of density and efficiency.

More than 2 smaller parcels combined for the purpose of shared parking to support commercial uses along Primary Streets.

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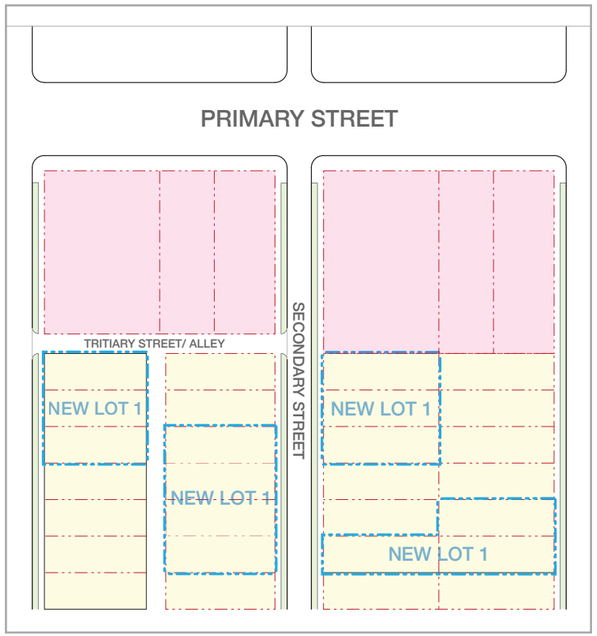
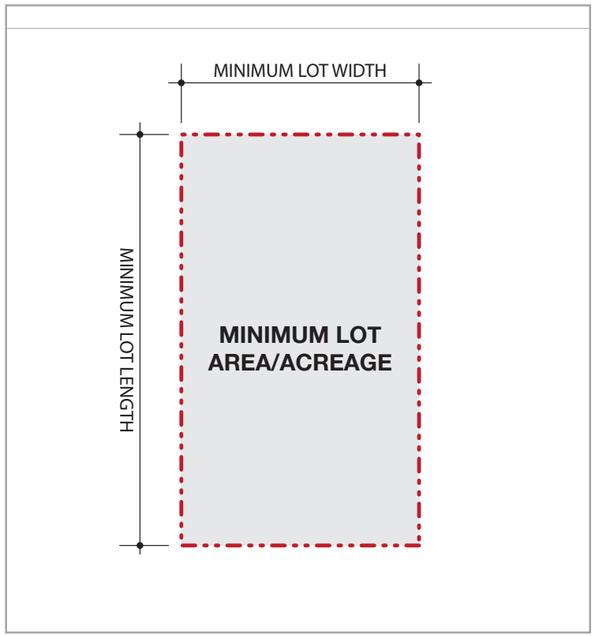


MERGE PARCELS UNNECESSARILY



DISREGARD LOT MINIMUMS

EXCEPTIONS

Townhouses. This housing type provides a useful amount of density in residential neighborhoods while maintaining a low-rise familiarity.

Courtyard arrangements. Cottage courts need at least 110' in width for successful planning and site use. Similar to townhouse development, the use a familiar scale to achieve a useful density.

BLOCK SCALE
DESIGN GUIDELINE #4

FRONTAGE & ORIENTATION

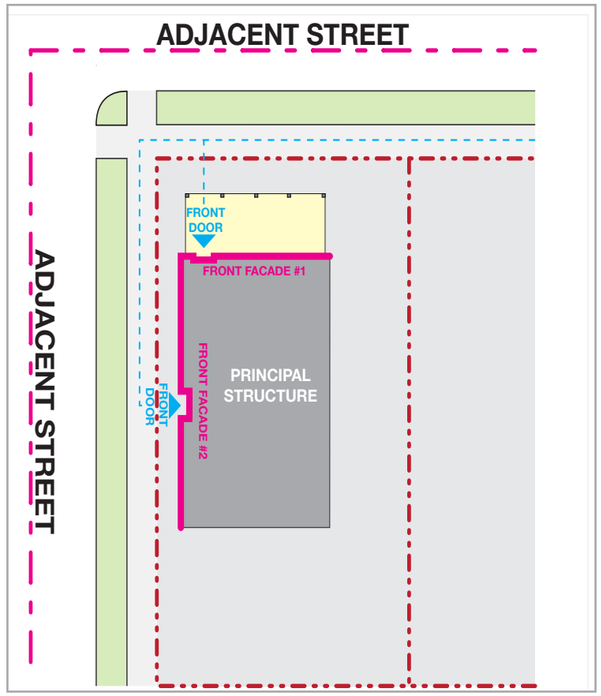
Front doors should be clearly identified on a front facade. Front doors should also face and be visible from the adjacent street(s). This helps people such as visitors or postal workers to identify the main entrance and avoid intrusion into more private spaces. It also leads to more social interaction among residents in front of the house.

Buildings should be oriented so that the front or primary facade should be parallel to its adjacent street. This helps to establish a theme on the street which makes walking more pleasant and serves as encouragement for builders to meet neighborhood standards.

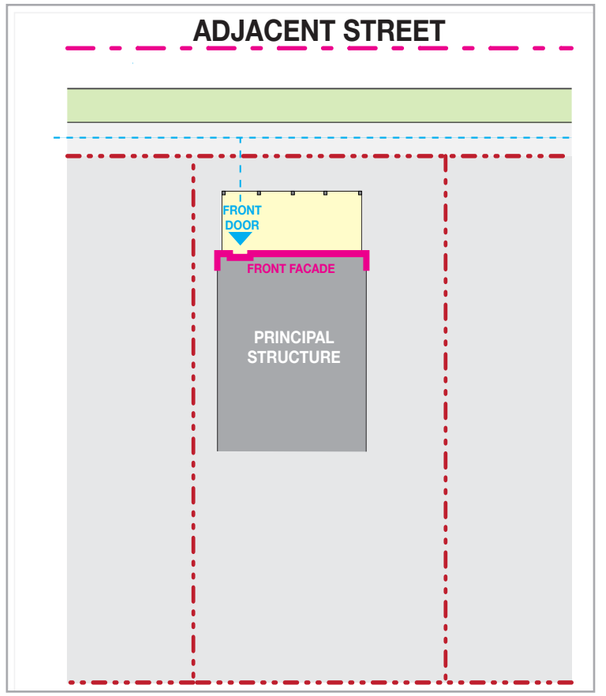
EXCEPTIONS

In cases of townhomes and pocket neighborhoods, some front doors may not face the street.

In the case of a pocket neighborhood, the entrance to the courtyard itself should open to the street when possible.



Corner block parcel. There are two options when you have a parcel bounded by 2 or more public right of ways. Depending on how many apartment are on the parcel both options could be utilized.



Mid-block parcel. The building is parallel to its adjacent street and the front door is off of that same street

Local examples. The overall massing of the house, primary facade features, the porch, the front door, and even the low property fence are all oriented toward the adjacent street. The front door is visible from the street and if it is hidden the facade changes to let passersby know where it is on the building.

Multiple frontages. Corner lots have at least two primary street frontages. Here is a great local example of how buildings can be organized on a single or split parcel to address both street and an alley

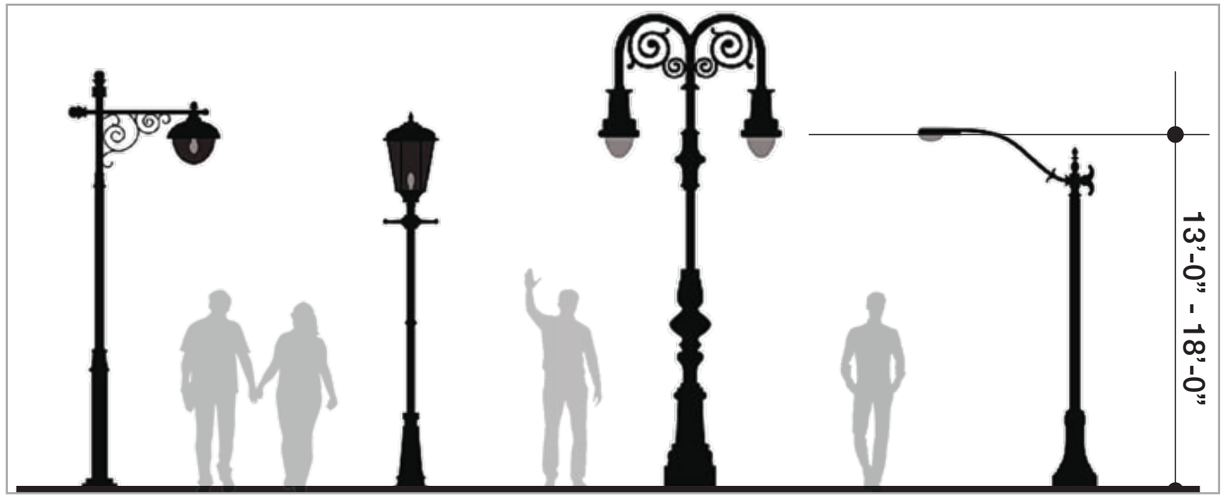
BLOCK SCALE
DESIGN GUIDELINE #5

STREETSCAPE LIGHTING

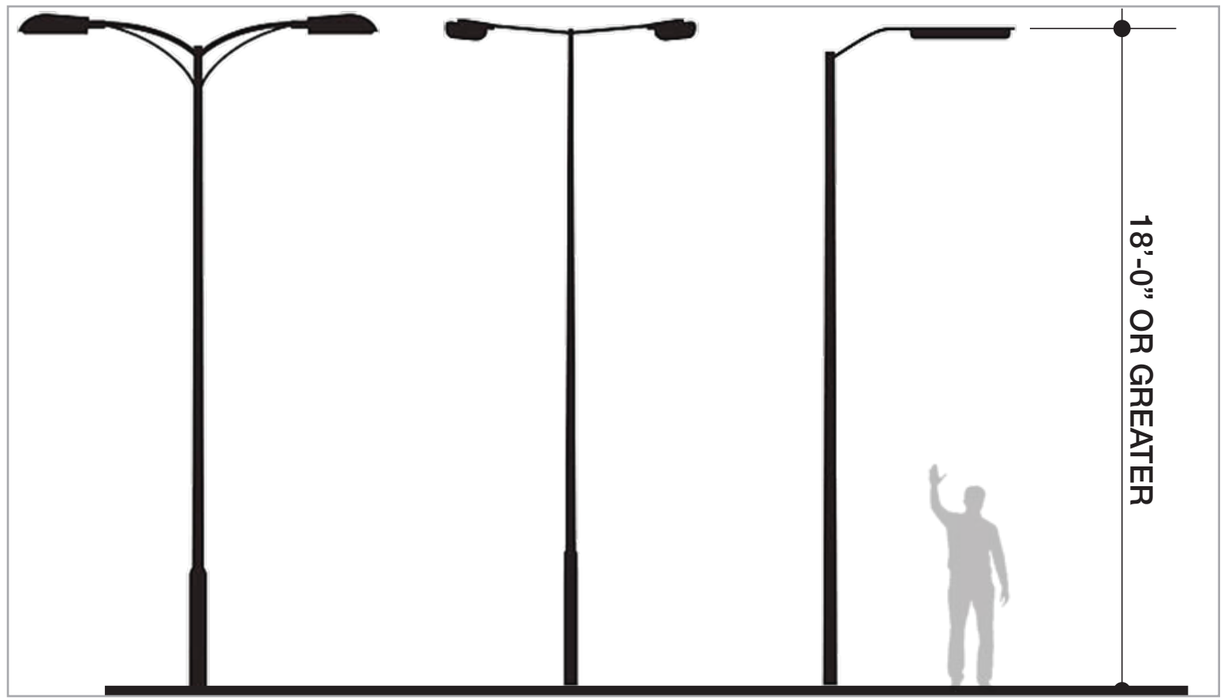
The height of street lighting posts from ground to the bulb should be between 13 feet to 18 feet. Street fixtures above 18 feet are best suited for extremely wide rights of ways like highways. Lights at this lower height help to slow traffic to speeds appropriate to the neighborhood. Lights placed higher require more powerful lamps and often have aggressive color temperatures.

Street lights should be placed in the planter zone of the right of way every 60 feet ideally in between street trees. This reinforces the feeling of security by adding to the informal barrier separating the sidewalk from the roadway.

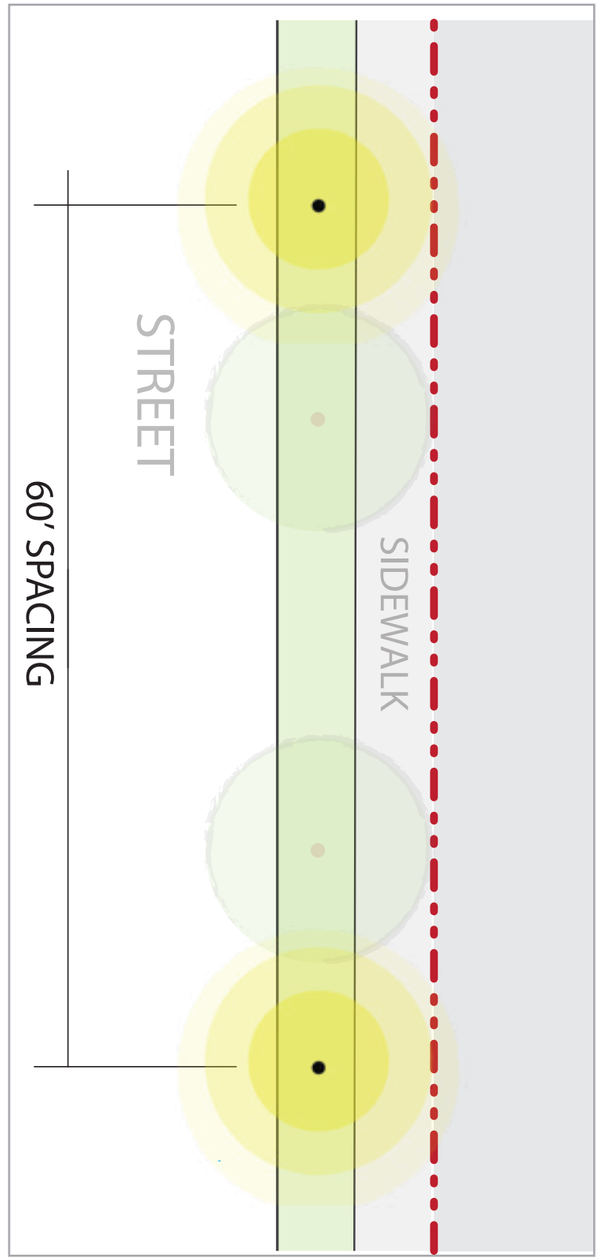
Street light lamps without deflectors, like full globe lamps or full acorn lamps, should be avoided. Opt for a fixture that directs most of the light toward the ground or adjacent structures. Undirected light contributes to light pollution and can be disruptive to sleeping patterns for residents in streetside bedrooms. Directed lamps also conserve energy by putting light only where it is needed.



Human-scale fixtures. On proper mixed use and residential streets where walkability and *eyes on the street* security are paramount, lamps should be located anywhere from 13 feet to 18 feet above the ground surface.



Fixture height. Lamps located more than 18 feet above the ground (such as a standard cobra head fixture) are more suited for wide rights of ways like a multi-lane highway. They also begin to evoke sentiments of surveillance which can be an adverse quality in a residential area.



Fixture location. Street light fixtures should be placed in the planter zone of the public right or way and not the side walk. A spacing of 60 feet is appropriate when fixtures and lamps are scaled properly.

BLOCK SCALE
DESIGN GUIDELINE #5

STREETSCAPE LIGHTING

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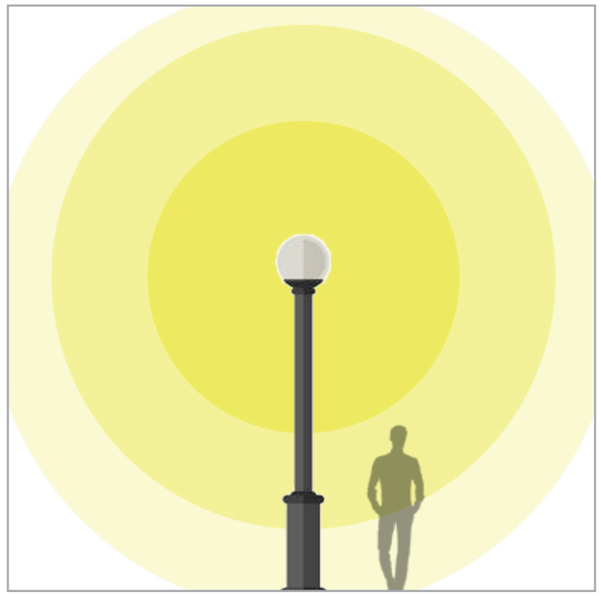
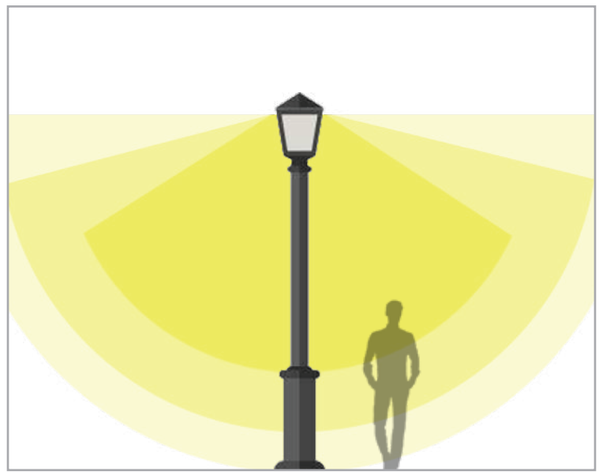


NO CUTOFF LAMP (WORST)

SEMI CUTOFF LAMP (BAD)

Light pollution. No Cutoff and Semi cutoff street light lamps are a very inefficient way to light a walkable neighborhood street. Much of the light goes upward and contributes to night sky light pollution. It also does a mediocre job at its main purpose which is to light the street, walking surfaces and the faces of adjacent buildings.

DO



HALF (PARTIAL) CUTOFF LAMP (BETTER)

QUARTER (FULL) CUTOFF LAMP (BEST)

Directed light. Street light lamp should be either a half cutoff or a full cutoff lamp. These types of fixtures will direct the majority of light down and to the sides to adequately illuminate walking surfaces and adjacent building surfaces. When sized at the proper scale these types of lamps can make a street feel very comfortable and safe.

BLOCK SCALE
DESIGN GUIDELINE #5

STREETSCAPE LIGHTING

Continued from previous page.

DON'T

THESE TYPES OF LAMPS TEND TO EMIT UNCONTROLLED LIGHT

DO

MANY LAMP STYLES CAN BE DESIGNED TO EMIT DIRECTED AND CONTROLLED LIGHT

LOT SCALE

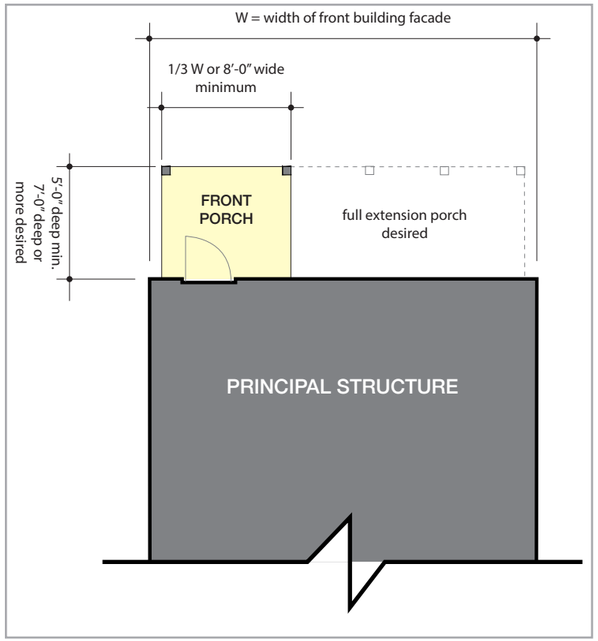
LOT SCALE
DESIGN GUIDELINE #6

FRONT PORCHES

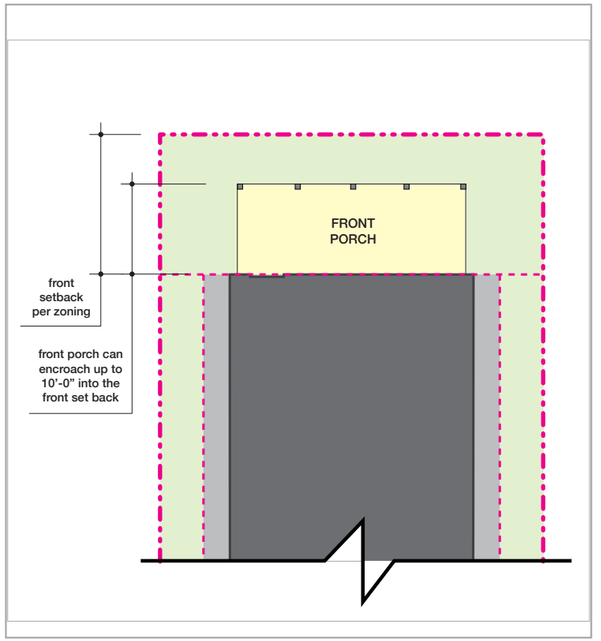
Front porches should be a minimum of 8 feet wide or one-third the width of the front facade, whichever is greater, and a minimum of 5 feet deep. However, porches should be made at 8 feet deep when possible. Smaller porches may work for storage or as a stoop, but they don't work well as porches. Good porches work like rooms and support small groups of friends in conversation.

Front porches may project into required front setbacks up to ten feet. This helps to establish a consistent setback for the main massing of houses on the street.

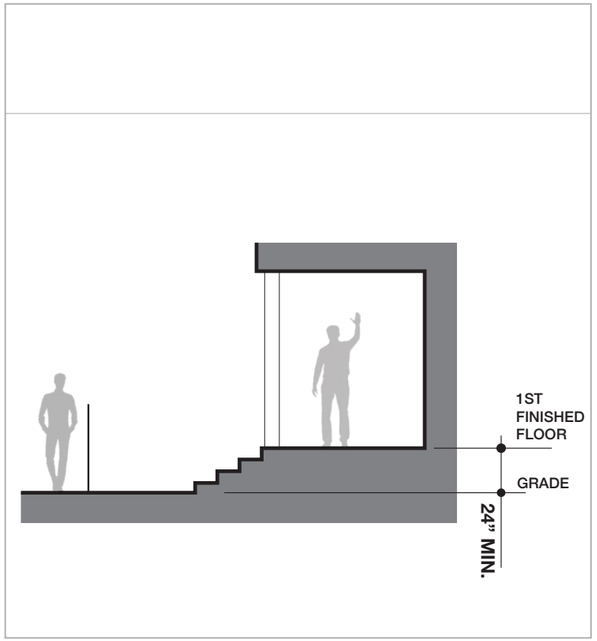
The front porch should be raised at least 2 feet above the adjacent grade for a principal street facing residence. This balances the semi-public and semi-private nature of the porch. When elevated, a porch can still provide feelings of privacy or seclusion even when constructed close to a sidewalk. Residents can still feel they have a choice as to how social they would like to be with passersby.



FRONT PORCH MINIMUM AND PREFERRED DIMENSIONS



FRONT PORCH ORIENTATION AND LOCATION ZONES



MINIMUM PORCH HEIGHT FROM GRADE

Local examples. Left, an attached full-width porch; middle, an attached offset porch; and right, an attached, offset, encroaching porch.

LOT SCALE
DESIGN GUIDELINE #6

FRONT PORCHES

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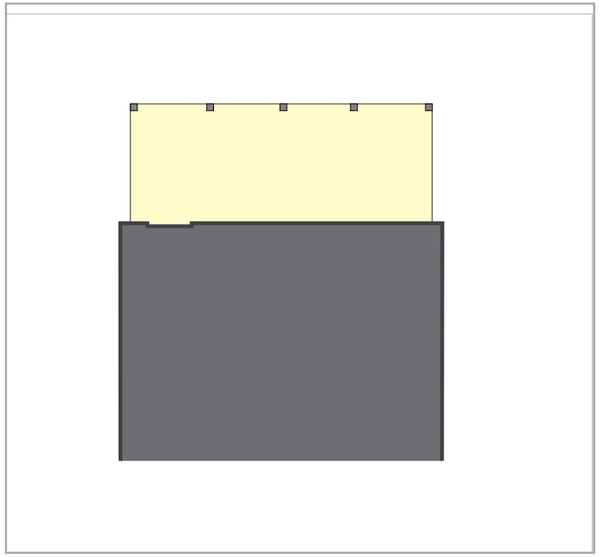
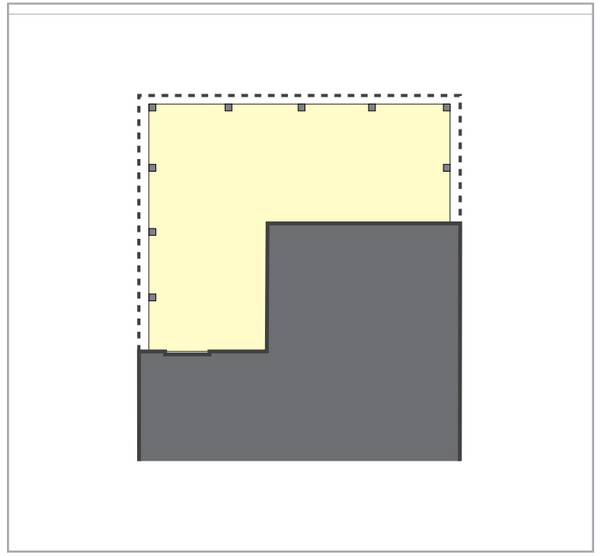
BASIC PORCH TYPES

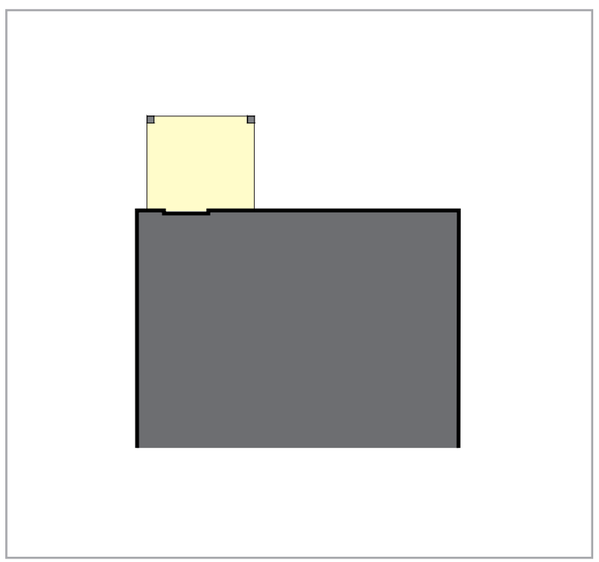


FULL-WIDTH PORCH
(ATTACHED AS IF SEPARATE STRUCTURE)

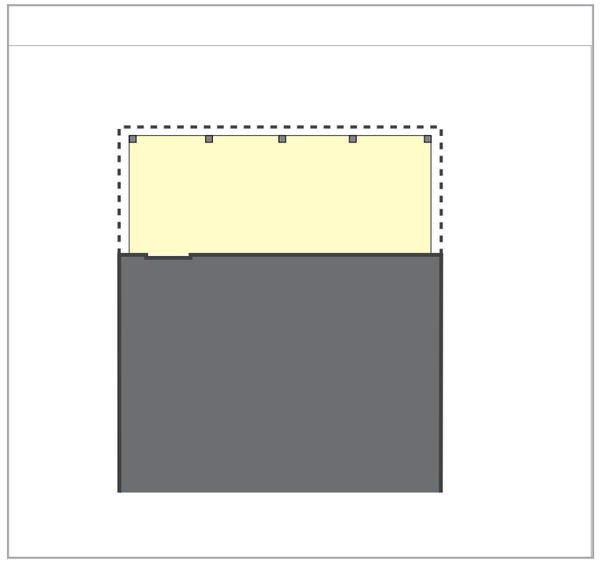


WRAP-AROUND PORCH
(COULD BE ENGAGED OR DETACHED)

Local example. Wrap-around porch.



OFFSET PORCH



ENGAGED PORCH
(HOUSE PROJECTS ABOVE THE PORCH)

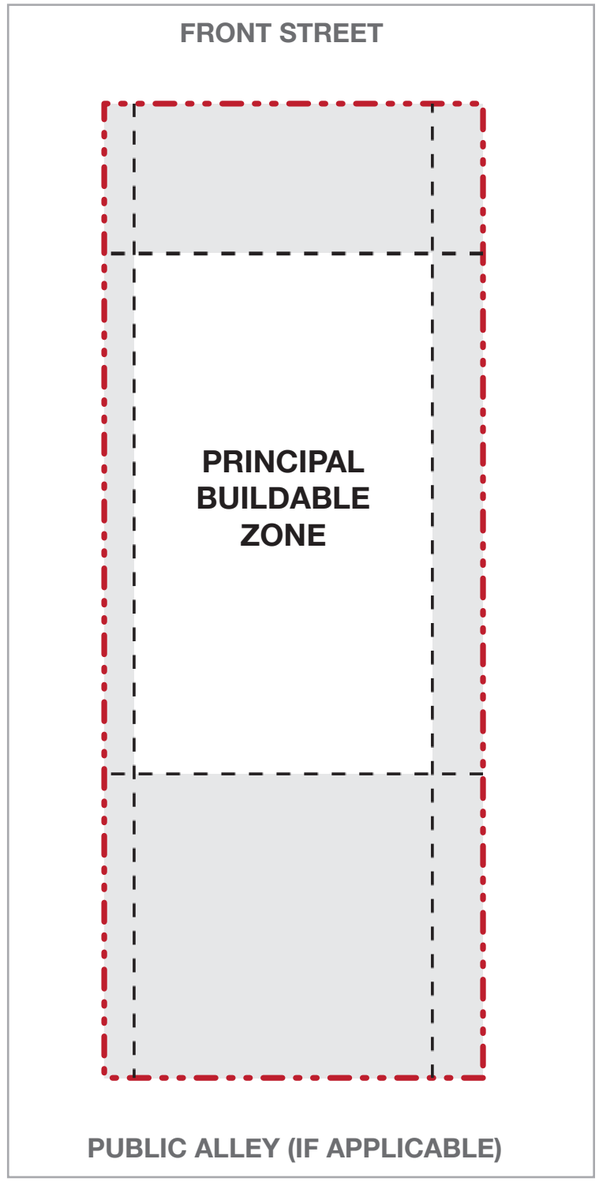
Local example. Engaged porch.

LOT SCALE
DESIGN GUIDELINE #7

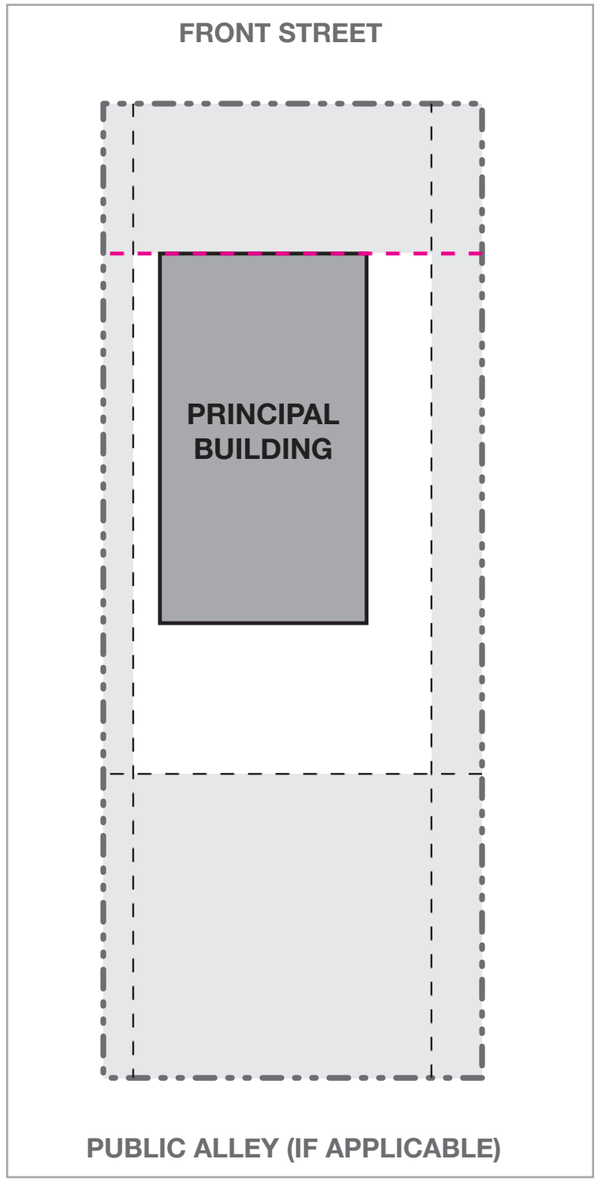
SITE PLANNING

The principal building on each parcel should be placed as close to the street as possible, within the applicable setbacks. (A porch or stoop can project beyond this line.) This helps to create a consistent street edge and keep eyes on the street. It also helps to make site planning straightforward and preserve the rear of the property for building additions, back yard activities, and vehicle storage.

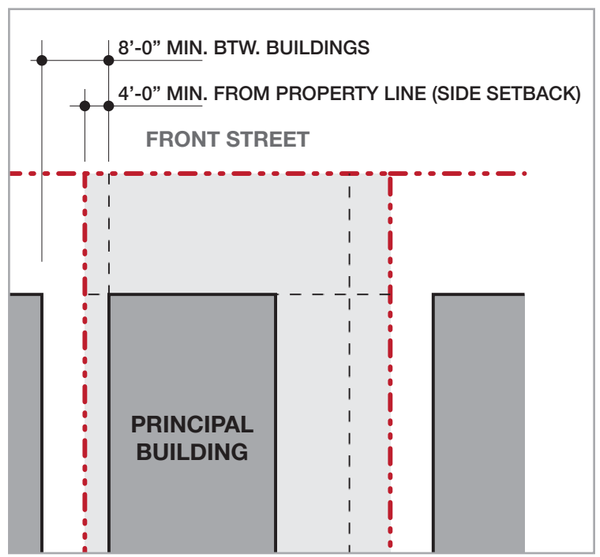
On the sides, buildings should be at least 4 feet from the property line and at least 8 feet away from any adjacent buildings. This helps to ensure consistent implementation of the local fire codes.



Buildable zone. Established by the applicable zoning codes and lot standards. In the absence of zoning regulation, front setbacks should be no more than 15 feet and side setbacks at least 4 feet



Push building to front. The primary residence should hold to the line of the front setback or no more than 15 feet from the front property line



Building separations. Buildings should be at least 4 feet from side property lines and at least 8 feet from any adjacent buildings.

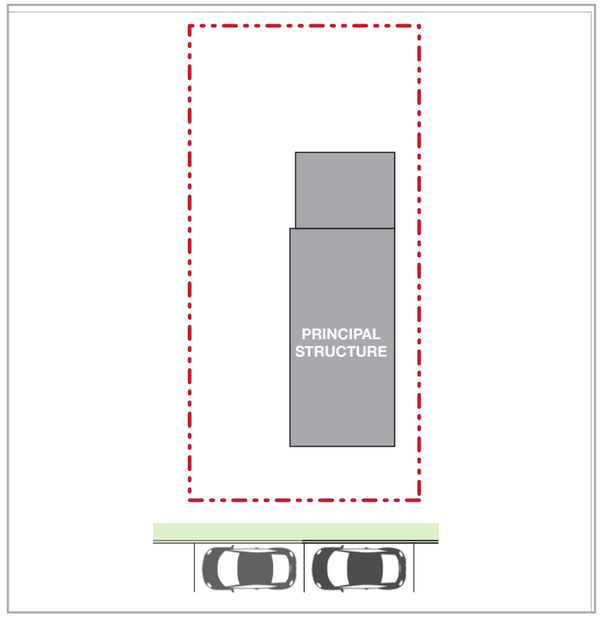
LOT SCALE
DESIGN GUIDELINE #8

SITE SERVICE & PARKING/ GARAGE PLACEMENT

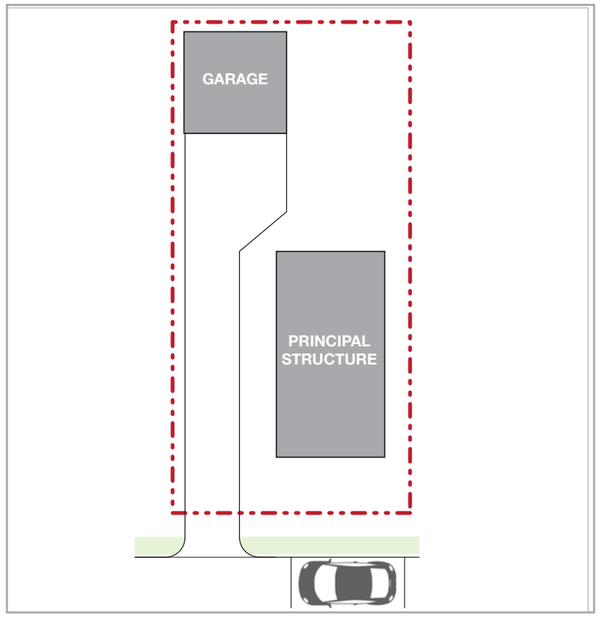
Provide on-street parking wherever possible as a complement to off-street parking. This helps to slow traffic and create a comfortable environment.

Parking off-street should be in the rear or side of the building and never placed between the building and the sidewalk. This helps minimize the potential conflicts between vehicles and pedestrians.

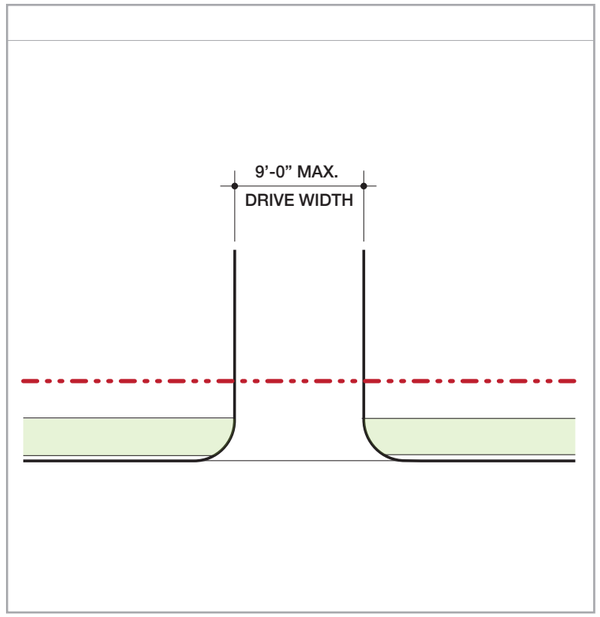
Drives serving a single parcel should have a maximum width of 9 feet with a maximum apron flare of 30 inches. This helps to preserve curb-space for on-street parking and slow traffic to safe speeds.



On-street parking. When possible, every project should include on-street parking improvements. A thoughtful redevelopment approach can create four parallel parking spaces for every 50 feet of street.



Parking location. Drives and their curb cuts should be provided in the side yard. Parking areas should be in the rear or the side yard of the parcel. Never in the front yard.

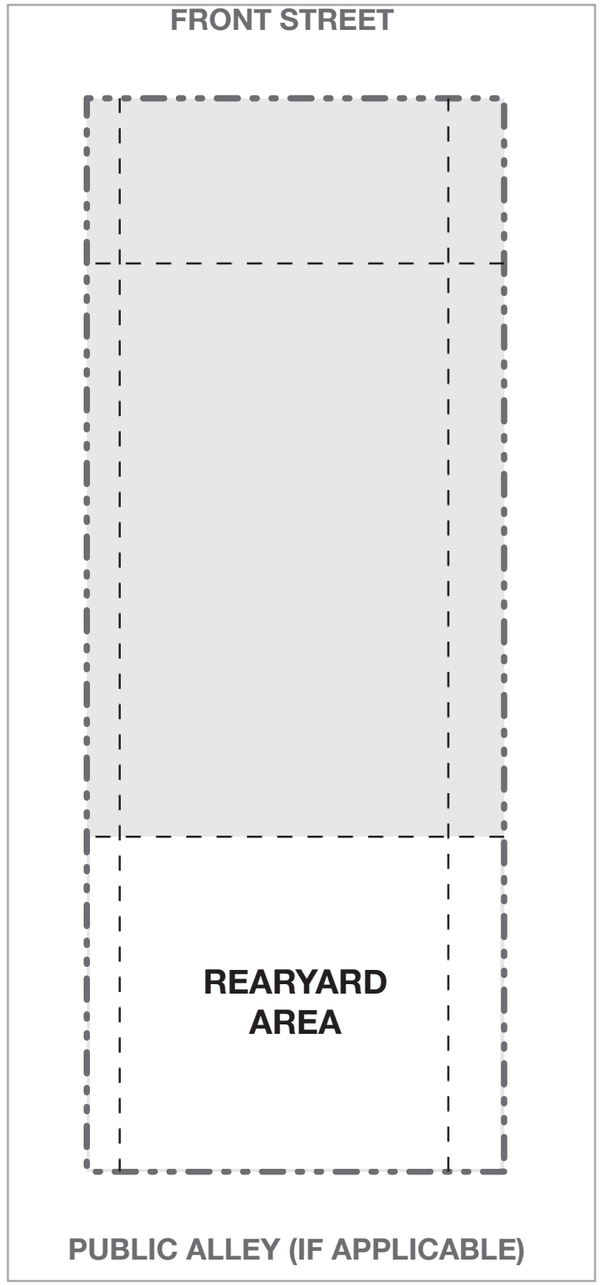


Driveway width. Drives should be a maximum width of 9 feet and the apron flare no more than 30 inches.

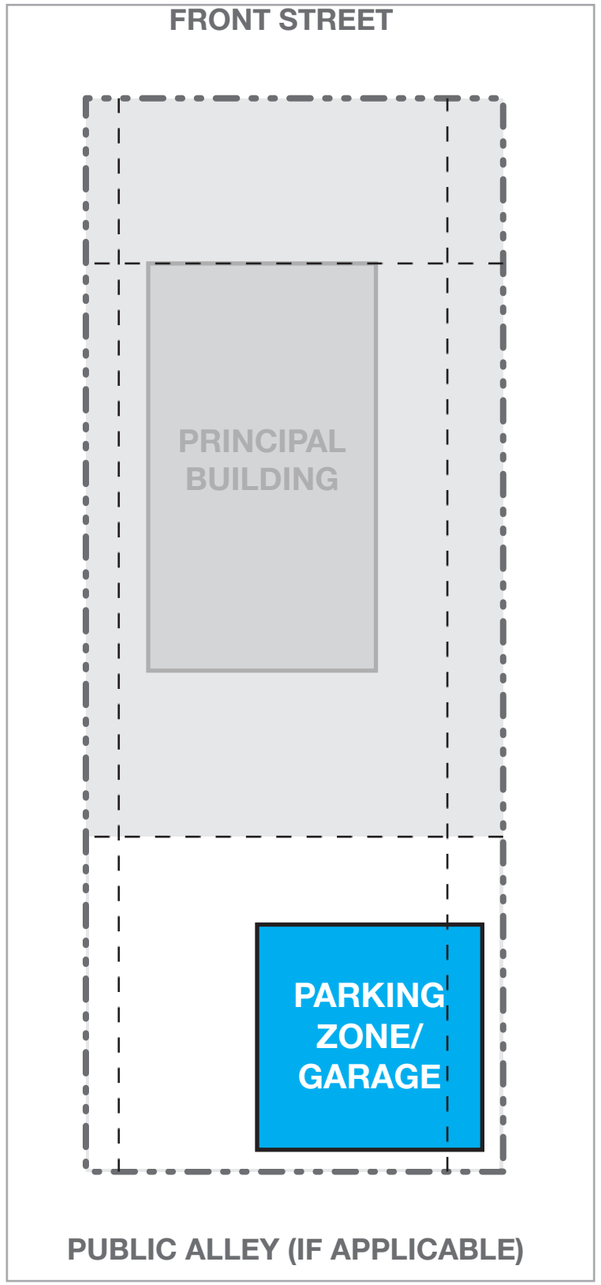
LOT SCALE
DESIGN GUIDELINE #8

SITE SERVICE & PARKING/ GARAGE PLACEMENT

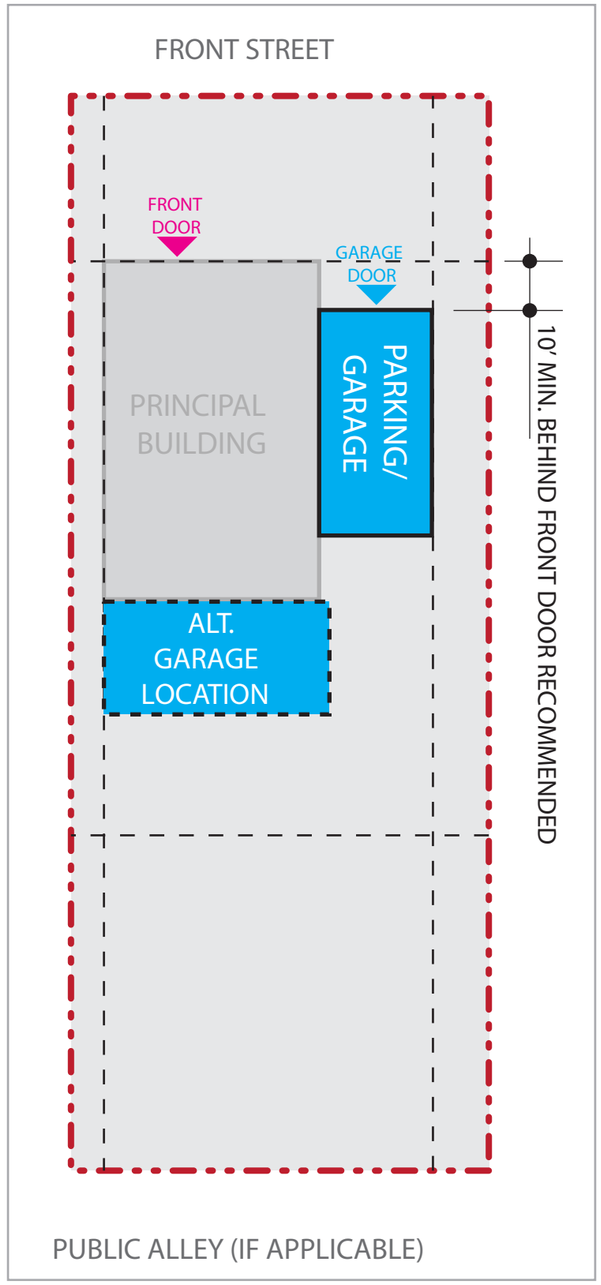
Continued from previous page.



Rear yards. Controlled by local applicable zoning and lot standards.



Detached parking. When parking isn't part of the main building, it should be located in the rear yard.



Attached parking. When parking is attached to the main structure, it should be placed in either the side or the rear, but not the front. This recommendation specifically applies to single family structures.

LOT SCALE
DESIGN GUIDELINE #9

SITE EDGES
WALLS & FENCES

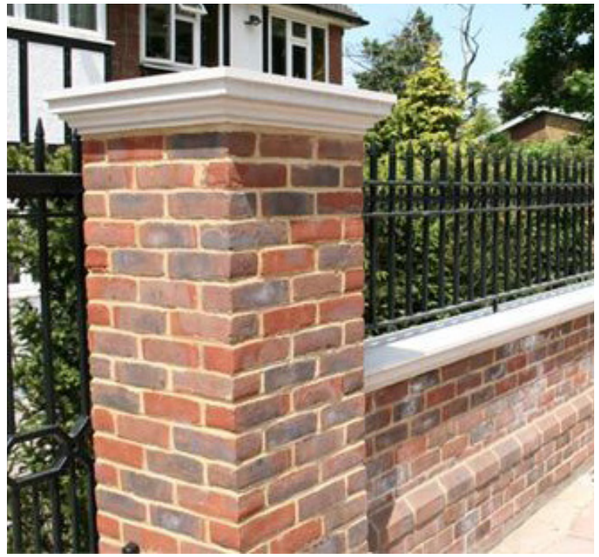
*Fences, hedges, and walls are not required. When they are constructed, they should follow these guidelines.

Walls at the side or rear property line should be built of masonry, masonry piers with metal fence between them, wood fencing or hedge rows. They should not exceed 72 inches. These types of fences are durable and thematic.

Fences placed in the front yard are not recommended. Where necessary they should be shorter, a maximum of 48 inches. Front fences should screen but not obstruct views. This helps define the relationship between public and private space.

When drives or parking lots come within 5 feet of an abutting property line, shrubs or a low masonry wall (24 to 36 inches) should separate the two. This helps to clearly separate adjacent properties.

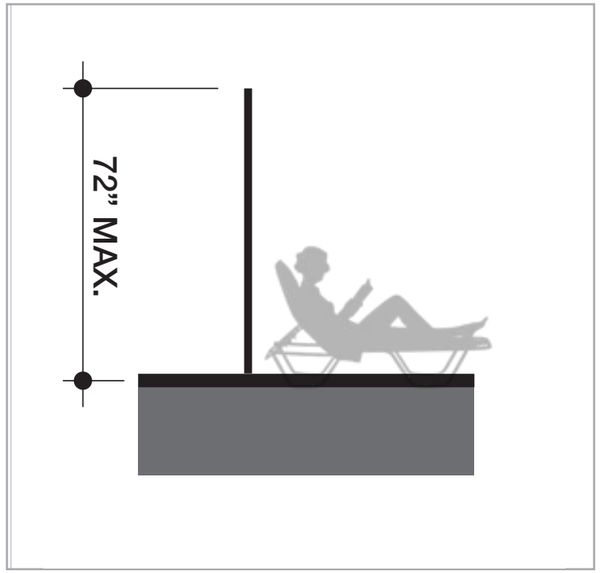
BRICK MASONRY SITE WALL



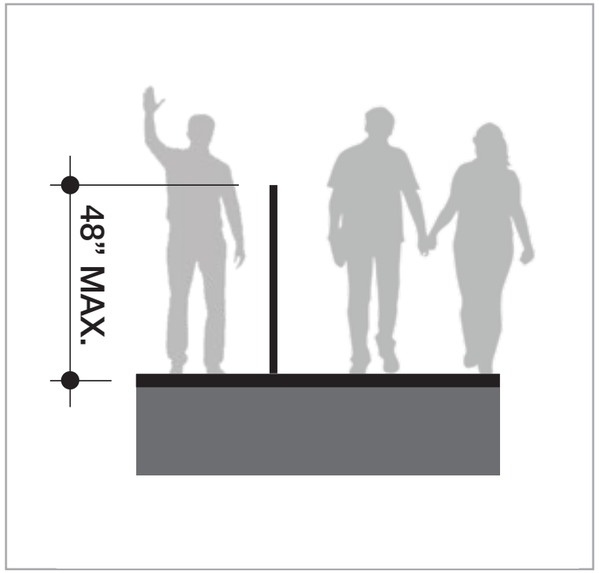
BRICK MASONRY SITE WALL
W/ METAL FENCE INFILL

VERTICAL WOOD FENCE
W/ GAPS BETWEEN PICKETS FOR OPACITY

VEGETATION/ HEDGES
AS SITE BORDER



MAXIMUM FENCE HEIGHT
FOR SIDE AND REAR YARDS



MAXIMUM FENCE HEIGHT
FOR FRONT YARDS

BUILDING SCALE

BUILDING SCALE
DESIGN GUIDELINE #10

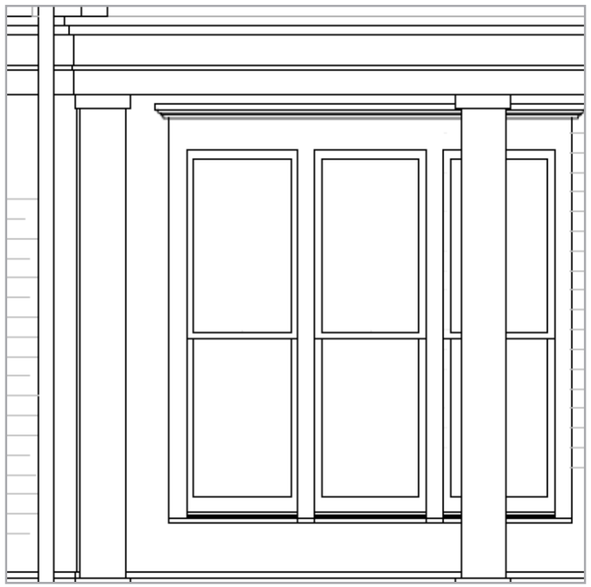
VERTICAL ELEMENTS

Vertical elements like columns and pilasters (and even street trees) should not obstruct views from windows and routes from entries. This ensures that vertical elements act as a frame for views. This helps to define the front door as the primary entry and balances the proportionality of the other architectural components. Furthermore, this gives occupants a full view of the street and the people and cars in it.

DO ✓

WINDOW OPENINGS PLACED BETWEEN PORCH COLUMNS/PILASTERS

DON'T ⊘



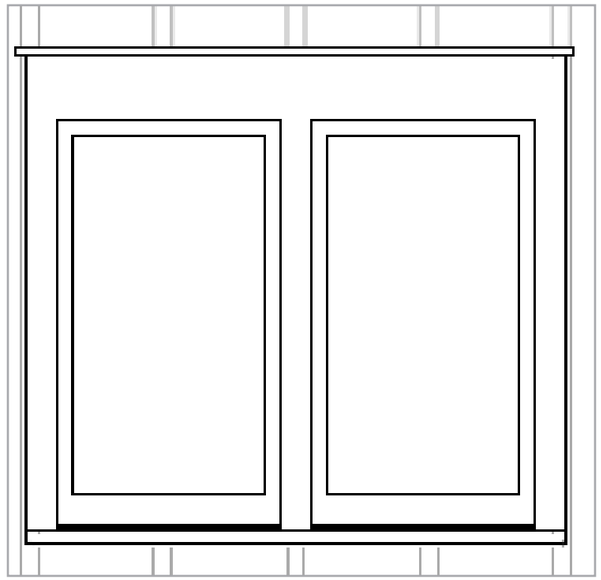
COLUMNS BLOCKING VIEWS AND UNBALANCING ARCHITECTURE

BUILDING SCALE
DESIGN GUIDELINE #11

FENESTRATION TRIM

Openings like windows and doors on the front facade should have perimeter trim precisely 3 feet 6 inches wide. This helps to bring relief to the facade and eliminate perceptions of flatness. Like other vertical elements, trim frames other facade elements. Trim also resolves several water and air intrusion challenges.

Trim pieces should be durable materials, such as solid wood, fiber cement, fiberglass, or masonry. Materials should be selected for both their durability as well as their compatibility with the underlying architectural style and materiality. This helps to reduce maintenance obligations with respect to ensuring the trim pieces continue to fulfill their function preventing water intrusion.



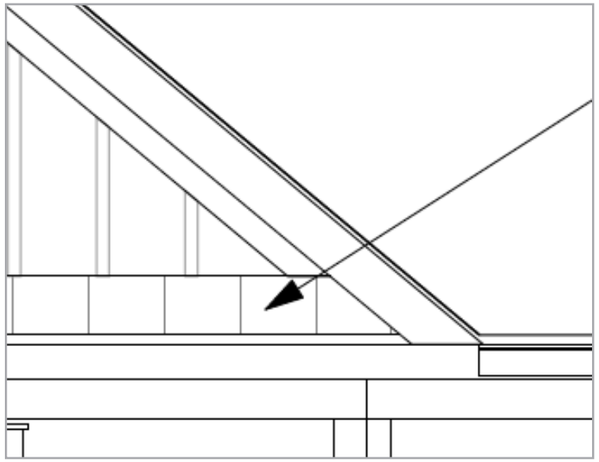
3” - 6” TRIM AROUND OPENINGS
OR MASONRY WHEN APPROPRIATE

BUILDING SCALE
DESIGN GUIDELINE #12

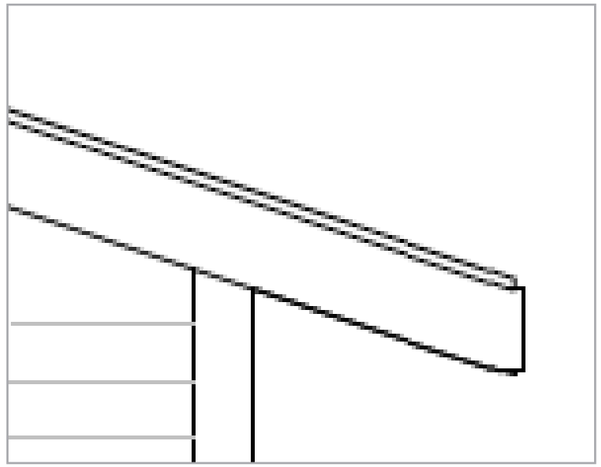
ROOF FINISH DETAILS

Roof eaves, especially on street facing elevations, should resolve with a horizontal return or strong overhang at both sides of the gable. As the gable ends experience the highest volumes of water and must deal with drip dynamics, eaves and soffits can require frequent maintenance. An eave return or overhanging eave manages this water volume well. A pork chop eave is quick to install but prone to water damage including warping and discoloration.

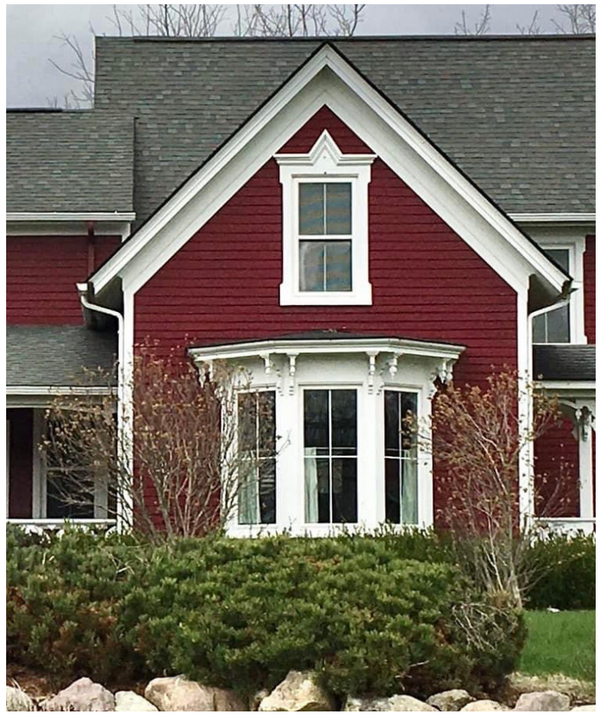
DO ✓



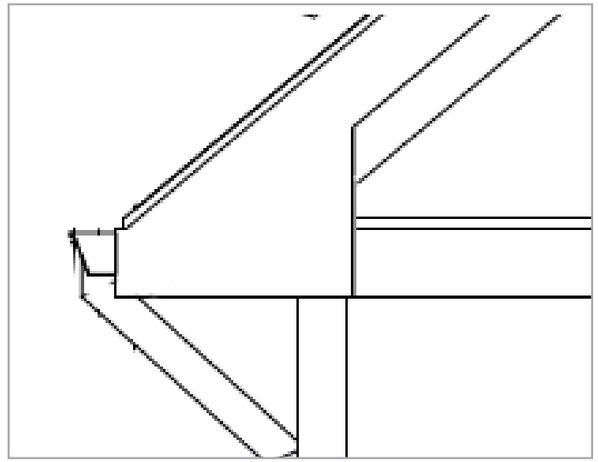
EAVE RETURN



OVERHANGING EAVE
WITH EXPOSED SOFFIT



DON'T ⃠



PORK CHOP EAVE
AVOID AT THE ENDS OF GABLE ROOFS

BUILDING SCALE
DESIGN GUIDELINE #13

FACADE MATERIALS

Exterior building materials should be limited to modular brick, stone or three-coat stucco. This helps to ensure a high standard of quality and durability as the target area redevelops over time.

Masonry facades should be laid in a horizontal configuration. Brick should be modular size and the finish should be smooth, velour, water-struck, vertically scored, or tumbled. Stone should be smooth in texture. This helps to ensure local trades can execute the finishes reliably and helps to establish consistent architectural themes.

The exterior finish of the exposed portions of the foundation stem walls should be of stucco, stone, or brick masonry. Concrete block should not be left exposed. This helps to ensure a base level of energy efficiency and architectural quality.

Glass and glazing should be clear and free of color. All glass visible from the street frontage should have a transmittance value of greater than 68% and an external reflectance value of less than 14%. This helps to establish a sense of security on the street as passers-by intuitively know they are being watched for.

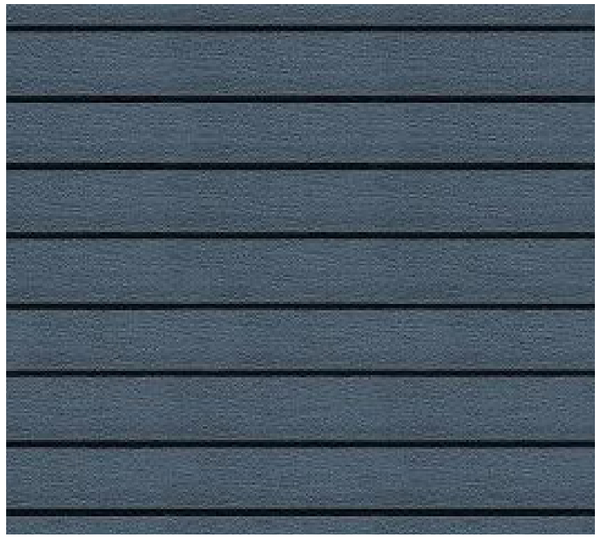
When vinyl siding is used, best practices from the Vinyl Siding Institute should be followed to ensure waterproofness and durability.

MODULAR BRICK MASONRY

SMOOTH STONE
NATURAL/QUARRIED OR CAST STONE

STUCCO VENEER
THREE COATS OVER WIRE MESH

BOARD AND BATTEN VERTICAL SIDING
WOOD (HARDWOOD SPECIES) OR FIBER CEMENT



HORIZONTAL SIDING
WOOD (HARDWOOD SPECIES), FIBER CEMENT, OR VINYL

BUILDING SCALE
DESIGN GUIDELINE #13

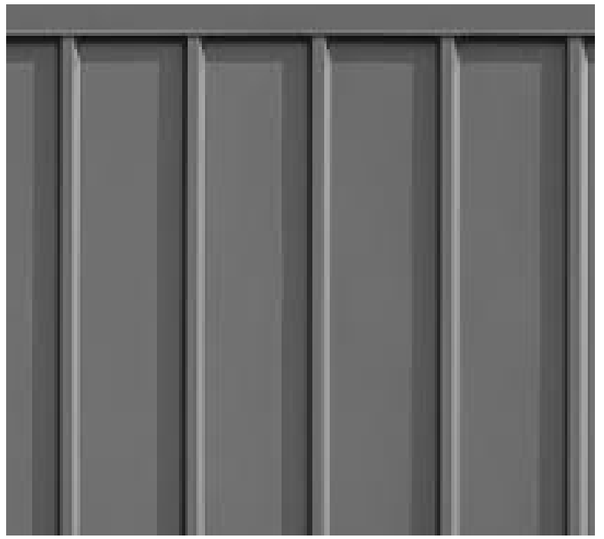
ROOF MATERIALS

Continued from previous page.

FIBERGLASS/ ASPHALT ROOFING SHINGLE
ARCHITECTURAL GRADE

SLATE STONE ROOF

ZINC (METAL) ROOFING SHINGLE



STANDING SEAM METAL ROOF

BUILDING SCALE
DESIGN GUIDELINE #14

MISCELLANEOUS

There are a range of additional design guidelines that will make better outcomes for the target area. Some are included here.

Implementing high-quality architecture into target area projects will be an ongoing effort. These guidelines should be seen as minimum standards, and teams should study additional resources to extend these guidelines.

RESOURCES

Get Your House Right: Architectural Elements to Use and Avoid
Marianne Cusato

Traditional Construction Patterns
Stephen Mouzon

Architectural Design for Traditional Neighborhoods
Korkut Onaran, Fernando Pages Ruiz, Ronnie Pelusio, and Tom Lyon

Vinyl Siding Installation Best Practices
Vinyl Siding Institute

MASSING AND PROPORTION

Provide a minimum 9 feet ceiling height for first floor.

Facade materials should not abruptly change at building corners.

Express horizontal beam on top of columns.

Face of beam should be at least as far out as face of column. Beam should be deeper than width of column.

Railings should be kept simple to ensure durability against water damage

Columns should include a head and base.

Column bases should not project past edge of porch.

Column head should be shorter than column base.

FENESTRATION & FRONTAGE

When using nail fin windows, the trim depth should be exaggerated by using an extra 1x backer board.

Ornamental shutters should not be installed.

Divided light windows should have dividers on the interior, inside, and exterior of the window. When this isn't feasible, windows should not be divided.

Window proportionality should preference vertical height. 3 feet x 5 feet windows should not be installed because they are contradict other architectural proportions.

ROOFING

Roof forms should be as simple as possible. Gables should not overlap one another.

Install metal roofs on front porches (or the whole roof) when possible.

All gables and hips should be symmetrical. Minimum primary roof slope to be 8:12. Shed roofs must be a minimum of 4:12.

Downspouts should be placed on the sides of buildings, not on the front facade.

Frieze boards should always be provided below eaves and be at least 8 inches in height.

Corner boards should stop at underside of frieze, not run past.

Minimize use of dormers and skylights.

MATERIALS

Building facades should be constructed using the fewest number of materials possible. Materials should not be mix-and-matched in general.

Brick mold should only be installed when the facade is brick.

OTHER

Equipment Limitations- Utility meters, air conditioning equipment, synthetic statuary, bird baths or statuary, permanent grills, permanent swimming pools, recreation and play equipment, doghouses and dog runs, hot tubs and spas and wood decks (except for boardwalks from the front gate to the front porch which may be up to five feet wide) should not be installed in frontages.

Antenna and satellite dishes should not be installed in frontages when a sufficient signal is available elsewhere.

Antennas or satellite dishes more than one meter in diameter should not be installed.

A street address number should be located directly above the primary building entrance, should be clearly visible from the sidewalk and should be a minimum of six inches in height.