

Appendix E – Single Family Residential Architectural Review Requirements

Architectural Style. Careful consideration should be given to style selection to ensure blending with the Village's pleasant country estate ambiance. Conformance to specific architectural styles is encouraged. "Modern" or "International" styles are not permitted.

Exterior Materials Generally. In order to adapt to changing technology, the development of new materials and so as not to limit the designer, additional materials other than those specified in this Section may be permitted, if recommended by the Building Department and approved by ARC and Village Board. If materials other than those listed below are proposed for use, such material shall be reviewed and recommended by the Building Department.

Permission to use alternate materials recommended by ARC and approved by the Village Board is granted only for the specific project reviewed. Prior approval and use of a material for another project does not grant permission to the alternative material in future projects. The right to use alternate materials shall be reviewed on a case-by-case basis, in the context of each individual project.

A majority of natural brick or stone is required on street facing elevations.

Similar Exterior Design. No two (2) single-family dwellings of similar front elevation or facade shall be constructed or located on adjacent lots or across the street; nor shall there be constructed or located single-family dwellings of similar front elevation or facade constituting more than twenty (20) percent of the single-family dwellings in any streetscape. Front elevations or facades shall be deemed to be similar when there is no substantial difference in rooflines; and no substantial change in windows of either size, location, or type; and either no change in the color of materials used (rather than a change in shade), or no substantial change in the kind of materials. The Building Department and/or ARC shall be empowered to make such determinations as are necessary or appropriate for the application and enforcement of this Section.

Exterior Wall. A run on any exterior wall of 40 feet or more must have visual or structural break; a minimum of 2 feet. A window or landscaping shall not be deemed a sufficient substitute for such a break.

Materials. The exterior construction materials (excluding doors, windows and roofing materials) shall be limited to:

- A. Clay brick (unglazed).
- B. Stone.
- C. Wood or cementitious siding.
- D. Stucco (cementitious material only, no E.I.F.S. [Exterior Insulation Finish Systems]).

- E. Premium aluminum siding (minimum .024 gauge).
- F. Premium vinyl siding (minimum .040 gauge).

Door & Window Design. All doors and windows shall be residential in character.

Door & Window Materials. All windows shall be constructed of wood, aluminum-clad wood or premium vinyl. All front entry doors are encouraged to be wood or fiberglass. The design of doors made of materials other than wood shall be compatible with the design of the building.

Exterior Trim. Trim is required for all windows on front elevations. Trim materials shall be limited to wood, stone, cast stone, molded fiberglass, molded high density polymer, premium aluminum or premium vinyl products at a minimum 3 inch width. On masonry buildings, cut stone, brick or pre-cast sills are required for windows; cut stone, pre-cast, or brick lintels are required for doors. Other trim is not required.

Accent Features. Decorative accent features on exterior walls which are subordinate and incidental to the design of the façade shall be limited to wood, stone, cast stone, molded fiberglass or molded high density polymer.

Mixed Materials. Materials may be mixed, provided the placement of materials reflects traditional use of such materials, as exemplified below:

- A. A wood porch or balcony may be used in combination with stone or brick walls.
- B. An extended brick or stone foundation wall may be used in combination with wood walls.
- C. A front façade of finished brick or stone is encouraged.
- D. A one-story room of wood may project from the main two-story portion of the building made of brick or stone.
- E. A fireplace or columns of one material may be combined with walls of another material.

Glazed Surface. Windows are required on all elevations and mirrored glass is prohibited.

Roof Design. A hip, gable or other sloping roof is required. A flat roof used in conjunction with sloping designs is permitted. Mansard roofs are not permitted.

- A. There shall be a minimum of three (3) roof ridges on each house.
- B. The minimum main roof pitch is 6:12.
- C. The minimum front facing gables pitch is 8:12.
- D. The minimum minor roof pitch is 4:12.

Roof Materials. The roof must be constructed with cedar shake shingles, clay tile, slate, or 30 year architectural (multi-tab) grade manufactured shingles. All flashing and valleys must be copper or colored aluminum flashings matching roof color.

Vents. All attic ventilation vents, plumbing vents and “B” vents shall not be located on front elevations.

Antennas & Satellite Dishes. All antennas and satellite dishes shall not be located on front elevations.

Solar Panels. All solar panels must be reviewed and approved by ARC and the Village Board.

Chimneys. Chimneys must be full elevation and can be fabricated with siding or constructed in stone or brick.

Skylights. Skylights should not be located on front elevations. Skylights shall have a low profile and be placed parallel to the roof surface (i.e. “bubble” types are not permitted).

Dormers. Dormers shall be in keeping with the architectural character. They shall be properly proportioned and balanced on roof surfaces.

Dwelling Location. The placement of the dwelling both vertically and horizontally on the lot shall be compatible with the adjacent dwellings, the existing topography and the street elevation.

Accessory Buildings or Structures. Accessory structures are regulated by Village Ordinance with respect to location, height, size and intended use. To maintain the residential character in the Residential Districts, it is necessary to coordinate accessory uses and structures with the residential architecture of the existing houses within the District. All accessory buildings or structures shall compliment and coordinate with the principal structure on the lot, both in architectural style and material selection. In the event the Building Inspector determines in his sole discretion that an applicant's plans should be reviewed by ARC, an architect or an engineer due to the nature of the submittal, he shall so notify the applicant. An accessory building or structure in excess of 192 sq. ft. requires the applicant to appear before ARC for review and approval of the architectural elements and placement of the building or structure. Applicants who are required to appear before ARC and the Village Board must submit a \$200.00 non-refundable application fee with their application. (*Revised Ord. 2007-26 and Ord. 2007-33*)

Three Car Garage Required. No building permit shall be issued for the construction of any single family detached residence or dwelling unit within the Village unless there shall be constructed a minimum three car detached or attached garage at the same time as construction of this residence, with side-load garage required for the majority of homes in subdivisions.

The minimum width of a single overhead garage door shall be 9 feet with the minimum depth of the inside dimension being 21 feet. The minimum width of a double overhead garage door shall be 16 feet with the minimum depth of the inside dimension being 23 feet. In any case, the inside dimension of at least 2 bays shall be 23 feet. All garage doors shall be the same height and not exceed 8 feet.

Surfacing. All driveways and other areas for vehicle use shall be constructed of black top, brick pavers or concrete. Service walks, stoops, and concrete stairs shall be in place at time of occupancy. An exception to this requirement would be if final occupancy is requested after November 15th then a grace period for the driveway paving only would be allowed until June 1st of the following year. Temporary driveways shall have an approved gravel base of six inch compacted aggregate base. The temporary driveway shall be included as part of the conditional occupancy permit and performance bond requirements provided in Section 1408.6.

- A. For residential uses, surfacing shall consist of one of the following:
 - 1. Six inch compacted aggregate base with 2 ½ inch bituminous compressed to 2 inch wearing surface; or
 - 2. Four inch compacted aggregate base with 5 inch air entrained 6 bag portland cement concrete and 6 x 6 #10 welded wire reinforcing.

- B. A culvert shall be installed under each driveway at the owner's expense. Said culvert shall extend a minimum of 3 feet on each side of the driveway except where conditions warrant modification of this requirement by the Building Inspector. On all existing subdivisions prior to May 3rd, 1994 concrete headwalls shall be installed in accordance with the headwall diagram found at the end of this chapter. All damaged headwalls shall be replaced with a concrete headwall. Culverts for all subdivisions established on or after May 3, 1994, shall be a minimum of 15 inches in diameter unless otherwise indicated on the approved engineering plans or as allowed by the Village Engineer.

Said culvert shall be either 16 gauge galvanized steel of the annular-riveted type with rolled ends and metal end sections or Class IV reinforced concrete culvert pipe and concrete end sections. The dates indicated in this paragraph refer to the date on which the Village Board approved a subdivision's Final Plat. The choice of culvert to be made (i.e. metal or concrete) shall be followed and adhered to throughout the entire subdivision. For all new subdivisions, the choice shall be determined at the time of final platting.

A culvert must be installed if specified by the Township Road Commissioner or County Highway Superintendent.

With respect to each lot in single family districts R-2 to E-5 inclusive, only one driveway shall be permitted to exit/enter said lot from each street that directly abuts such lot on the front, rear and each side; and any driveway exiting/entering said lot from more than one street will connect with the driveway or driveways exiting/entering from any other street or streets. This provision shall only apply to driveways constructed after November 2, 1999.

- C. A circle driveway will be allowed for corner lots if the house is set on an angle on the lot to the two adjoining streets.
- D. With respect to each lot in single family districts, the minimum width of the driveway shall be 12 feet with a maximum width of 30 feet at the street. A minimum 10 feet of green space is required between the driveway and side lot line.

Outside Lighting. Each owner, shall, not later than the time of occupancy, install and maintain an electrical post lantern within 5 feet of the street right-of-way, said post lantern shall not be more than 5 feet from the outside edge of the driveway servicing the property. The lantern shall be illuminated from sundown to sunrise and shall be maintained by the owner.

Landscaping. Prior to final occupancy, landscaping must comply with the guidelines referenced in the Village's Landscape Code.