

## Appendix F – Multi-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. Tract housing designs are not permitted.

**Exterior Materials General.** 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.

Natural brick or stone is required on all elevations.

**Exterior Design.** Exterior designs shall be submitted for approval by ARC and the Village Board.

**Exterior Wall.** A run on any exterior wall of 25 feet or more must have visual or structural break; a minimum of 3 feet. A window or landscaping shall not be deemed a sufficient substitute for such a break.

- A. **Materials.** The exterior construction materials (excluding doors, windows and roofing materials) shall be limited to clay brick (unglazed) and stone.

**Interior Wall.** All interior walls which separate two or more units shall be of masonry construction only (dry wall is not permitted).

**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 all elevations. On all 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.

**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 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 unit.
- B. The minimum main roof pitch is 6:12 per unit.
- C. The minimum front facing gables pitch is 8:12 per unit.
- D. The minimum minor roof pitch is 4:12 per unit.

**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.** Only one miniature antenna or satellite dish is permitted per dwelling unit. 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 be 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 buildings both vertically and horizontally on the property shall be compatible with the adjacent buildings, the existing topography and the street elevation.

**Two Car Garage Required.** No building permit shall be issued for the construction of any multi family dwelling unit within the Village unless there shall be constructed a minimum two car detached or attached garage at the same time as construction of this residence, with a side-load garage required for the majority of units.

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 1 bay shall be 23 feet. All garage doors shall be the same height and not exceed 8 feet. Detached common parking structures are not allowed.

**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 15<sup>th</sup> then a grace period for the driveway paving only would be allowed until June 1<sup>st</sup> 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 multi-family 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. Where a culvert is required, it 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. 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 a multi-family development, 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.

**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.

- A. All exterior lighting should balance the need for safety, security and decoration.
- B. All exterior lighting shall be part of the architectural and landscape design concept. Fixtures, standards and all exposed accessories shall be concealed or harmonious with other project design materials.
- C. In general, the height of the exterior lighting fixtures shall not exceed 25 feet. All lighting shall be zero foot-candles at the property line. Refer to Chapter 12 – Illumination of the Municipal Code Book.

**Landscape and Site Treatment.** Prior to final occupancy for each unit, landscaping must comply with the guidelines referenced in the Village's Landscape Code.