

2. Required Design Elements for New Construction or Major Remodeling (25% or greater of value of the structure) of Existing Homes.

The following design elements shall be required, and included in the final design for new home construction or a remodel of an existing home:

- a. The front elevation of the home should appear similar in scale to those seen traditionally on the same block.
- b. The building should appear similar in height to those similar in scale within a two hundred [200] foot radius.
- c. Building materials should be of similar type as those in the immediate two hundred [200] foot radius of the home.
- d. The home should contain architectural features that provide visual interest to pedestrians.
- e. Windows and doors on the front facade should be similar in size and design as those seen in the immediate two hundred [200] foot radius.
- f. When remodeling an existing home, the new portion of the home should use similar exterior materials, including similar window design and doors, as those of the existing home.
- g. The use of dormers and other architectural feature elements upon the roof line, whether functional or not, is strongly encouraged.
- h. All new homes shall have a front porch. Front porches must have a minimum depth of six [6] feet, and comprise a minimum of 50% of the width of a building's primary front facade (not including the attached garage). In no case shall the front porch be less than fifteen [15] feet in width. All other homes that are being remodeled are encouraged to install a front porch as described above where practical.
- i. For lots with frontage less than fifty-five [55] feet, only a detached garage installed in the rear of the home shall be permitted. Attached garages are not permitted for these lots. For lots with frontage equal to or greater than fifty-five [55] feet, all attached garages shall be off-set from the front setback of the home at least four [4] feet, so as to give a staggered appearance to the home.