

The Village of North Clayton
Ohio



North Clayton
Development Standards

North Clayton Development LLC
weaver design group

*Revised 04.05.18, Clayton City Council Resolution ZC18-04
Modified 02.09.2020, Enacted by Council ZC19-04*

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I. NORTH CLAYTON PLANNING OVERVIEW

A. North Clayton Vision

North Clayton will be developed to recall traditional planning principles and will be anchored by the Towne Center. The Towne Center is a mixed-use district, which will provide the fabric for daily activity, including a variety of housing types, recreational and entertainment opportunities, shopping, and places for work, learning and worship.

Streets within the Towne Center are designed to promote pedestrian activity and interaction by increasing pedestrian safety, traffic calming and convenient parallel parking adjacent to storefronts. Parking lots will be concealed from the streets, allowing a continuous building front. The streets themselves will also open to public plazas, recalling the marketplace of an old European village. The plaza will be the area for public gatherings and activities, with the surrounding buildings creatively enclosing the spaces to create outdoor rooms. The interconnecting plazas will become the foreground for important civic buildings and will provide display areas for public fountains or works of art. The Towne Center, located within walking distances of residences and equipped with shops and restaurants, will anchor the North Clayton neighborhood.

The creation of a street network allows for the integration of all parts of the neighborhood. Smaller scaled parks identify individual neighborhoods and a large central park unifies the public realm.

Appropriate house placement (found in the Residential Lot Standards section of this book) will add value, variety and interest to the street. Maturing street trees, over time, will create beautiful 'outdoor rooms' for pedestrian activity. An emphasis on the preservation of natural vegetation, creeks and wooded areas will create places of tranquility and retain the natural characteristics of the land.

B. Public Realm

The public realm will consist of streets and plazas, parks and civic buildings. The residential streets will be designed as an irregular, tree-lined, picturesque grid. Buildings will be placed up close to the streets with the character of the sidewalks appropriately designed to reflect adjacent building types and parallel parking will be available on the streets for guests. Garages are oriented to the rear lanes to allow for front porches and a variety of architectural styles of the houses.

Plazas will anchor the Towne Center, providing space for people to gather and expand the opportunity of sidewalk activity. Plazas create open spaces for civic events and places to display public art.

Parks and greens will anchor neighborhoods providing places for people to meet and recreate. Park character will recall traditional park with perimeter enclosure and open centers for activity. Civic building sites will be dedicated for the placement of public structures at key locations within the Towne plan.

Creating emphasis on the development of the public realm, along with quality architectural standards, will not only create a great place to live but will continue to add value as North Clayton matures.

C. Land Use Plan Guidelines

As recognized in the 1999 Land Use Plan, “an important element to any City is a strong Towne Center, where governmental services are clustered with recreational, commercial businesses, offices and residential uses. These uses co-exist in a mix of day and evening activities and serve as the community focal point.”

The Land Use Plan outlines very specific guidelines for the Clayton Towne Center and has served as the guiding force behind the plans being submitted. Below is a brief summary of those guidelines.

1. Sidewalks should be incorporated throughout the Towne Center, and there should be a good mix of the following uses included in the development:
 - a. Single-Family Attached Dwellings,
 - b. Multi-Family Dwellings,
 - c. Retail,
 - d. Personal Services,
 - e. Restaurants and Cafes,
 - f. Offices,
 - g. Entertainment,
 - h. Mixed Uses (ex: retail in the street level with residential on upper floors),
 - i. Institutional Uses,
 - j. Public Uses, and
 - k. Open Spaces.
2. At least 15% of the Towne Center should be devoted to public uses including: government buildings, libraries, schools, parks, and open space.
3. High intensity uses should be close to the center, with lower density uses around the fringes (thus, applying the concentric circle theory).
4. All utilities should be located underground.
5. All building front façades should be oriented toward the street with main entrances along that front façade.
6. Site service features (parking, dumpsters, equipment, service entrances, etc.) should be screened from the view of streets or sidewalks.
7. Lighting should be part of the architectural style of the development. This includes security lighting (that must be attractive and effective).

8. Landscaping should be integrated with buildings and enhance the architectural features of the buildings, while providing amenities to pedestrians.
9. Areas designated for residential uses should contain a mix of single-family attached dwellings, multi-family dwellings, custom homes, and bed & breakfast inns.
10. Accessory buildings for residential dwellings (ex: garage) will be near or at the rear of the home and should not protrude in front of the home and should be of an architectural style consistent with the style of the main structure.

D. Design Review Committee

A committee will be established for the purpose of plan review and the regulation of compliance to the Development Standards and Architectural Standards.

1. New construction, alterations including landscaping, fencing, exterior color for all structures (including color change when repainting or residing), additions such as decks and accessory structures shall obtain written approval from the Design Review Committee.
2. The Design Review Committee is regulated by the Master Declaration of Protective Covenants conditions, restrictions, and easements for North Clayton Development Article 3, The Design Control Committee (the DCC).

II. RESIDENTIAL LOT STANDARDS

A. 40'-49' Lot Standards

Front Yard/ Front Side Yard Standards

- Floor line elevation minimum 4'-0' above sidewalk.
- Front yards to be raised 18" minimum above sidewalk.
- 42" maximum height fence, masonry wall or hedge row is permitted at the front property line. Fence Options (Fence to be finished on both sides):
 - Decorative Masonry/Stone Walls
 - Wood Pickets, Shadow Boxes or Solid Wood
 - Composite wood-look materials may be used in lieu of wood with permission from the design review committee.
 - Ornamental Iron
 - Aluminum ornamental iron look fencing may be used in lieu of iron with permission from the design review committee.
 - Not Approved Material
 - Plastic, PVC, or Vinyl
 - Concrete Block
- Front sidewalk to connect directly to public walkway.
- Two street trees shall be installed in tree lawn in front of the property. Tree species shall be selected from the 'Acceptable Street Trees' in Appendix B. The owner is responsible for maintenance and replacement of street trees in front of their property.
- Flowers/ground cover permitted on each side of front sidewalk.
- Foundation landscaping to be within 8'-0" of building front. Flowering trees, shrubs and flowers are permitted.
- Foundation landscaping is required:
 - Shrubs to be 3 gallon containers minimum.
 - Flowering trees to be 2" caliper minimum.
 - A minimum of 30% of the specified foundation landscape area is to be planted. Landscaping to occur on both sides of front entry.

Rear/ Side Yard Standards

- Landscaping per owner's preference. Trees to be located in rear yard and sideyard behind building front.
- Unenclosed patios and decks allowed in rear yard only.
- A patio located in the side yard shall be enclosed with a hedge row, courtyard wall or fence. The character of the enclosure shall match the character of the home.
- 6'-0" maximum height fence, masonry wall or hedge row is permitted at the property line. Fence Options (Fence to be finished both sides):
 - Decorative Masonry/Stone Walls
 - Wood Pickets, Shadow Boxes or Solid Wood
 - Composite wood-look materials may be used in lieu of wood with permission from the design review committee.
 - Ornamental Iron
 - Aluminum ornamental iron look fencing may be used in lieu of iron with permission from the design review committee.

- Not Approved Material
 - Plastic, PVC, or Vinyl
 - Concrete Block
- Mail boxes to be located in rear lane unless common mail box provided.
- Motor courts: Required enclosure from adjacent property with hedge row, fence or wall.
- Playground equipment (and colors) to be approved.

Allowable Building Area

- Area of building enclosed by a roof.
- Maximum coverage to be 80% of lot area.

Building Front

- The building front refers to the building structure at the front setback line. Elements that compose the building front are described in the Architectural Styles Notebook.
- Entry stoop allowed to project 3'-0" beyond building front. Steps may project beyond stoop.

Garage

- 2 or 3 car garage.
- May be attached or detached.
- Living space is allowed above garage.
- Garage doors are not permitted to face the street on the front elevation.
- All garage doors facing side streets to be a maximum of 9'-0" wide.
- Garage to keep same roof pitch, materials and proportions established by house style.

Elevations

- Elevations to conform to Residential Architectural Guidelines.
- See Architectural Styles Notebook.

Garden Structure

- Character to coordinate with character of house.
- Maximum size to be 100 sq. ft.
- Allowed in rear yard only.
- Floor height of any structure not to exceed first floor line of home.

Minimum House Square Footage

- 1,200 square feet minimum.
- Full width front (to side setbacks) allowed.

CLAYTON CITY RESOLUTION ZC18-04, APPROVED APRIL 5TH, 2018

For the following Parcels:

M60 16323 0014, M60 16323 0015, M60 16323 0016, M60 16323 0017, M60 16323 0018, M60 16323 0019, M60 16323 0020, M60 16323 0021, M60 16323 0022, M60 16323 0023, M60 16323 0024, M60 16323 0026, M60 16323 0027, M60 16323 0028,

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M60 16323 0029, M60 16323 0030, M60 16323 0031, M60 16323 0061, M60 16323 0062, M60 16323 0063, M60 16323 0064, M60 16323 0065, M60 16323 0066, M60 16323 0067, M60 16323 0068, M60 16323 00069, M60 16323 0070

The following standards apply: *(If conflicting these standards supersede previously listed standards)*

Front Yard/ Front Side Yard Standards

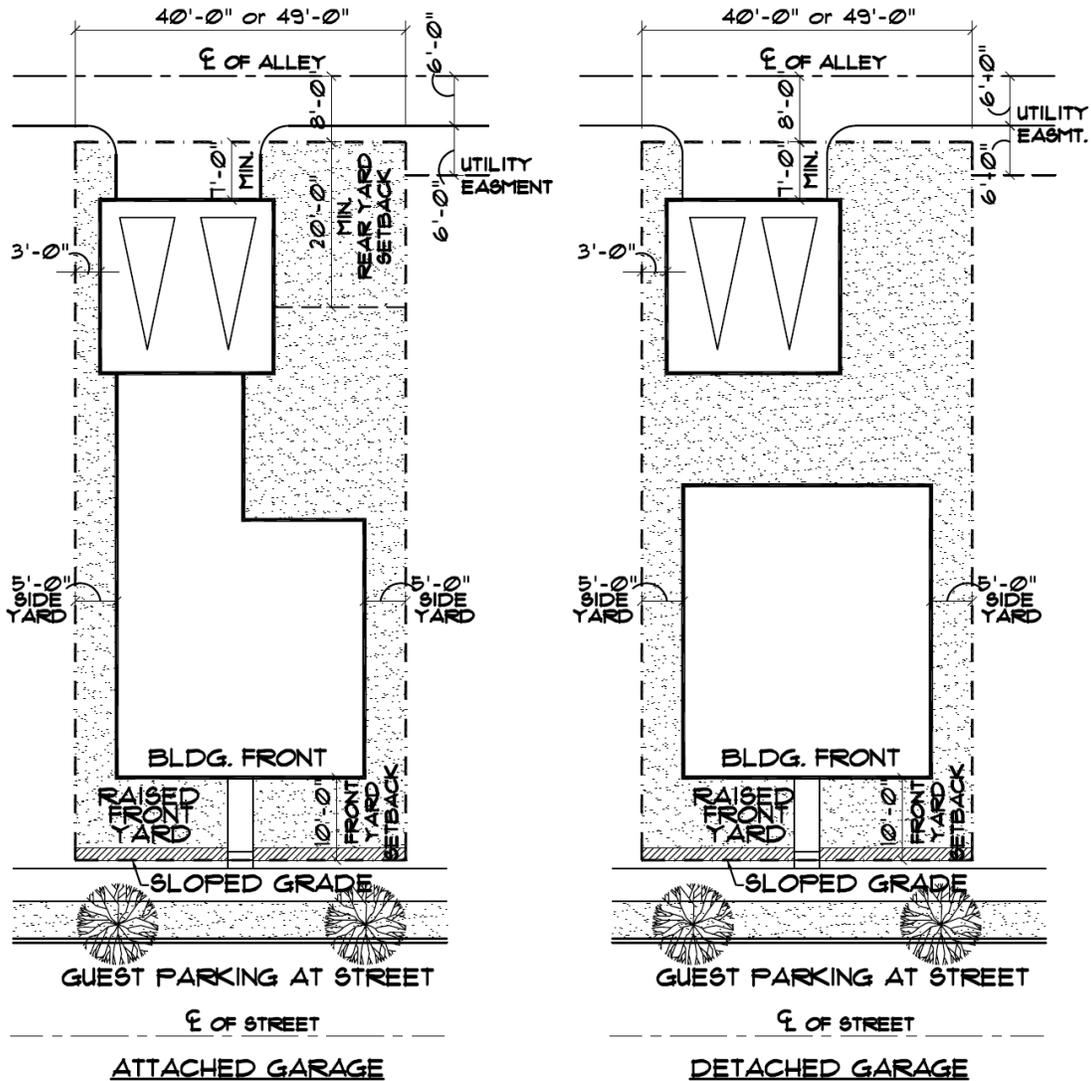
- Minimum floor line elevation of 2' above sidewalk

Building Front

- Architectural Style with porch must be selected; porch shall have railing; wrought iron is not permitted
- Porch ceiling elevation shall be a minimum of 10' above sidewalk

RAISED FRONT YARD:

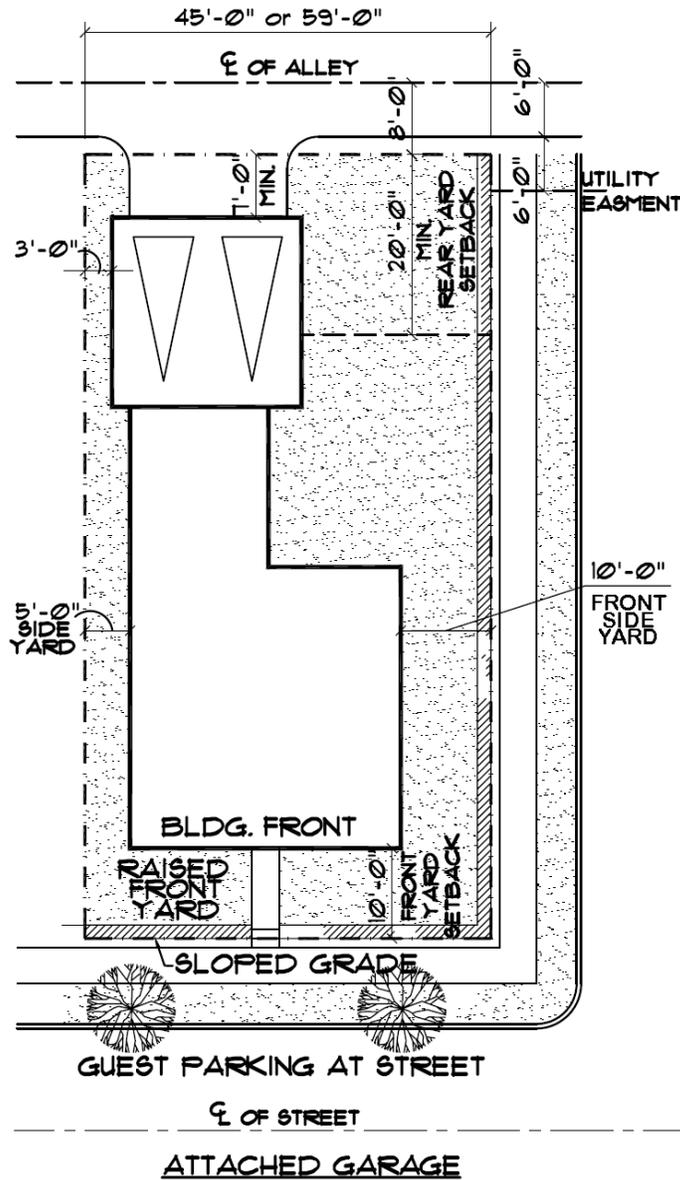
- RAISED YARD TO BE MIN. 18" ABOVE CURB HEIGHT
- SLOPED GRADE AND FRONT STEPS TO OCCUR IN FRONT YARD
- MAX. BLDG. HT.: 2.5 STORIES
- MAX. LOT COVERAGE: 80%



40' - 49' Lot Standards

RAISED FRONT YARD:

- RAISED YARD TO BE MIN. 18" ABOVE CURB HEIGHT
- SLOPED GRADE AND FRONT STEPS TO OCCUR IN FRONT YARD
- MAX. BLDG. HT.: 2.5 STORIES
- MAX. LOT COVERAGE: 80%



40' - 49' Lot Standards

B. 50'-59' Lot Standards

Front Yard/ Front Side Yard Standards

- Floor line elevation minimum 3'-0' above sidewalk.
- Front yards to be raised 12" minimum above sidewalk.
- 42" maximum height fence, masonry wall or hedge row is permitted at the front property line. Fence Options (Fence to be finished on both sides):
 - Decorative Masonry/Stone Walls
 - Wood Pickets, Shadow Boxes or Solid Wood
 - Composite wood-look materials may be used in lieu of wood with permission from the design review committee.
 - Ornamental Iron
 - Aluminum ornamental iron look fencing may be used in lieu of iron with permission from the design review committee.
 - Not Approved Material
 - Plastic, PVC, or Vinyl
 - Concrete Block
- Front sidewalk to connect directly to public walkway.
- Two street trees shall be installed in tree lawn in front of the property. Tree species shall be selected from the 'Acceptable Street Trees' in Appendix B. The owner is responsible for maintenance and replacement of street trees in front of their property.
- Flowers/ground cover permitted on each side of front sidewalk.
- Foundation landscaping to be within 8'-0" of building front. Flowering trees, shrubs and flowers are permitted.
- Foundation landscaping is required:
 - Shrubs to be 3 gallon containers minimum.
 - Flowering trees to be 2" caliper minimum.
 - A minimum of 30% of the specified foundation landscape area is to be planted. Landscaping to occur on both sides of front entry.

Rear/ Side Yard Standards

- Landscaping per owner's preference. Trees to be located in rear yard and sideyard behind building front.
- Unenclosed patios and decks allowed in rear yard only.
- A patio located in the side yard shall be enclosed with a hedge row, courtyard wall or fence. The character of the enclosure shall match the character of the home.
- 6'-0" maximum height fence, masonry wall or hedge row is permitted at the property line. Fence Options (Fence to be finished both sides):
 - Decorative Masonry/Stone Walls
 - Wood Pickets, Shadow Boxes or Solid Wood
 - Composite wood-look materials may be used in lieu of wood with permission from the design review committee.
 - Ornamental Iron
 - Aluminum ornamental iron look fencing may be used in lieu of iron with permission from the design review committee.
 - Not Approved Material
 - Plastic, PVC, or Vinyl

- Concrete Block
- Mail boxes to be located in rear lane unless common mail box provided.
- Motor courts: Required enclosure from adjacent property with hedge row, fence or wall.
- Playground equipment (and colors) to be approved.

Allowable Building Area

- Area of building enclosed by a roof.
- Maximum coverage to be 80% of lot area.

Building Front

- The building front refers to the building structure at the front setback line. Elements that compose the building front are described in the Architectural Styles Notebook.
- Entry stoop allowed to project 3'-0" beyond building front. Steps may project beyond stoop.

Garage

- 2 or 3 car garage.
- May be attached or detached.
- Living space is allowed above garage.
- Garage doors are not permitted to face the street on the front elevation.
- All garage doors facing side streets to be a maximum of 9'-0" wide.
- Garage to keep same roof pitch, materials and proportions established by house style.

Elevations

- Elevations to conform to Residential Architectural Guidelines.
- See Architectural Styles Notebook.

Garden Structure

- Character to coordinate with character of house.
- Maximum size to be 100 sq. ft.
- Allowed in rear yard only.
- Floor height of any structure not to exceed first floor line of home.

Minimum House Square Footage

- 1,600 square feet minimum.
- Maximum of house length at the front building line is 38'-0"; required 4'-0" deep offset in front building mass.

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0062, M60 16323 0063, M60 16323 0064, M60 16323 0065, M60 16323 0066, M60 16323 0067, M60 16323 0068, M60 16323 00069, M60 16323 0070

The following standards apply: *(If conflicting these standards supersede previously listed standards)*

Front Yard/ Front Side Yard Standards

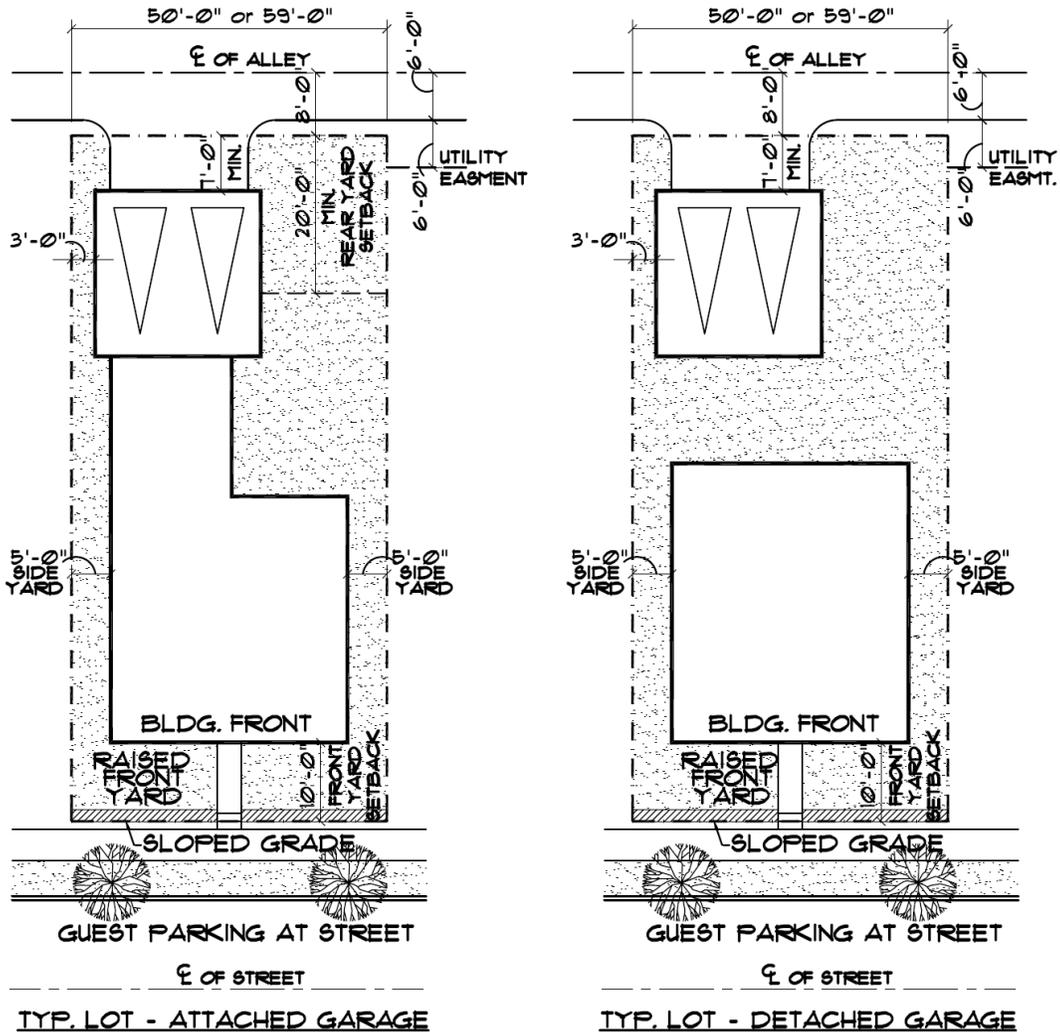
- Minimum floor line elevation of 18” above sidewalk

Building Front

- Architectural Style with porch must be selected; porch shall have railing; wrought iron is not permitted
- Porch ceiling elevation shall be a minimum of 9’6” above sidewalk

RAISED FRONT YARD:

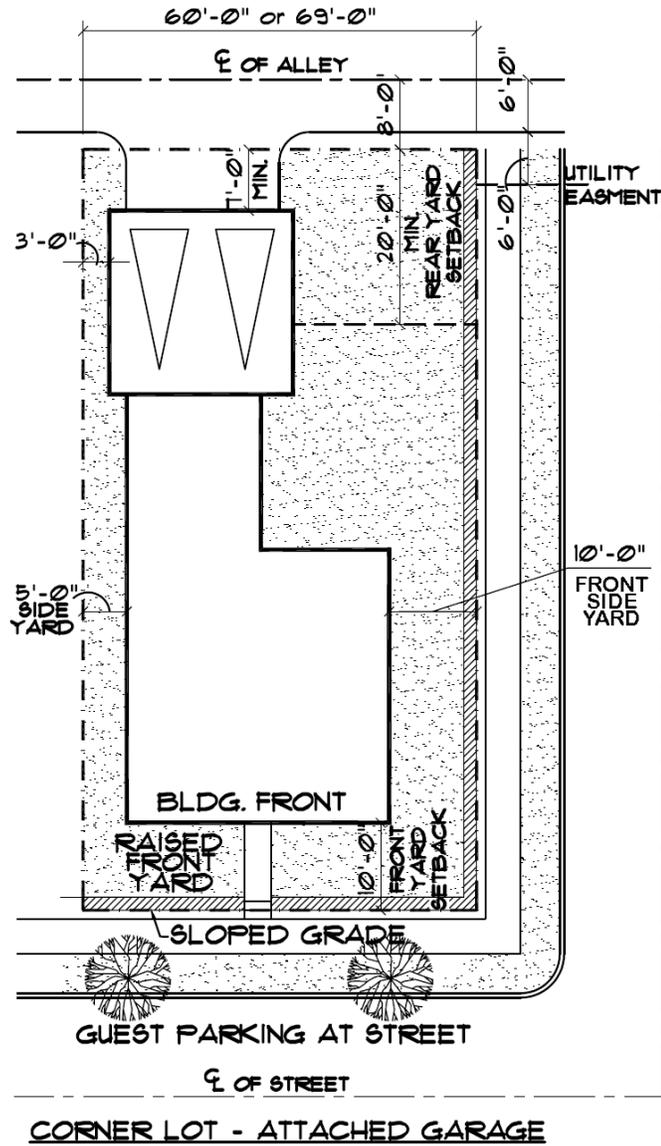
- RAISED YARD TO BE MIN. 12" ABOVE CURB HEIGHT
- SLOPED GRADE AND FRONT STEPS TO OCCUR IN FRONT YARD
- MAX. BLDG. HT.: 2.5 STORIES
- MAX. LOT COVERAGE: 80%



50' - 59' Lot Standards

RAISED FRONT YARD:

- RAISED YARD TO BE MIN. 12" ABOVE CURB HEIGHT
- SLOPED GRADE AND FRONT STEPS TO OCCUR IN FRONT YARD
- MAX. BLDG. HT.: 2.5 STORIES
- MAX. LOT COVERAGE: 80%



50' - 59' Lot Standards

C. 60'-69' Lot Standards

Front Yard/ Front Side Yard Standards

- Floor line elevation minimum 4'-0' above sidewalk.
- Front yards to be raised 18" minimum above sidewalk.
- 42" maximum height fence, masonry wall or hedge row is permitted at the front property line. Fence Options (Fence to be finished on both sides):
 - Decorative Masonry/Stone Walls
 - Wood Pickets, Shadow Boxes or Solid Wood
 - Composite wood-look materials may be used in lieu of wood with permission from the design review committee.
 - Ornamental Iron
 - Aluminum ornamental iron look fencing may be used in lieu of iron with permission from the design review committee.
 - Not Approved Material
 - Plastic, PVC, or Vinyl
 - Concrete Block
- Front sidewalk to connect directly to public walkway.
- Three street trees shall be installed in tree lawns in front of the property. Tree species shall be selected from the 'Acceptable Street Trees' in Appendix B. The owner is responsible for maintenance and replacement of street trees in front of their property.
- Flowers/ground cover permitted on each side of front sidewalk.
- Foundation landscaping to be within 8'-0" of building front. Flowering trees, shrubs and flowers are permitted.
- Foundation landscaping is required:
 - Shrubs to be 3 gallon containers minimum.
 - Flowering trees to be 2" caliper minimum.
 - A minimum of 30% of the specified foundation landscape area is to be planted. Landscaping to occur on both sides of front entry.

Rear/ Side Yard Standards

- Landscaping per owner's preference. Trees to be located in rear yard and sideyard behind building front.
- Unenclosed patios and decks allowed in rear yard only.
- A patio located in the side yard shall be enclosed with a hedge row, courtyard wall or fence. The character of the enclosure shall match the character of the home.
- 6'-0" maximum height fence, masonry wall or hedge row is permitted at the property line. Fence Options (Fence to be finished both sides):
 - Decorative Masonry/Stone Walls
 - Wood Pickets, Shadow Boxes or Solid Wood
 - Composite wood-look materials may be used in lieu of wood with permission from the design review committee.
 - Ornamental Iron
 - Aluminum ornamental iron look fencing may be used in lieu of iron with permission from the design review committee.
 - Not Approved Material
 - Plastic, PVC, or Vinyl

- Concrete Block
- Mail boxes to be located in rear lane unless common mail box provided.
- Motor courts: Required enclosure from adjacent property with hedge row, fence or wall.
- Playground equipment (and colors) to be approved.

Allowable Building Area

- Area of building enclosed by a roof.
- Maximum coverage to be ~~60%~~ 75% of lot area.

Building Front

- The building front refers to the building structure at the front setback line. Elements that compose the building front are described in the Architectural Styles Notebook.
- Entry stoop allowed to project 3'-0" beyond building front. Steps may project beyond stoop.

Garage

- 2 or 3 car garage.
- May be attached or detached.
- Living space is allowed above garage.
- Garage doors are not permitted to face the street on the front elevation.
- All garage doors facing side streets to be a maximum of 9'-0" wide.
- Garage to keep same roof pitch, materials and proportions established by house style.

Elevations

- Elevations to conform to Residential Architectural Guidelines.
- See Architectural Styles Notebook.

Garden Structure

- Character to coordinate with character of house.
- Maximum size to be 100 sq. ft.
- Allowed in rear yard only.
- Floor height of any structure not to exceed first floor line of home.

Minimum House Square Footage

- 1,900 square feet minimum.
- Maximum of house at the front building line is 38'-0"; required 4'-0" deep offset in front building mass.

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North Clayton Development Standards

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The following standards apply: *(If conflicting these standards supersede previously listed standards)*

Front Yard/ Front Side Yard Standards

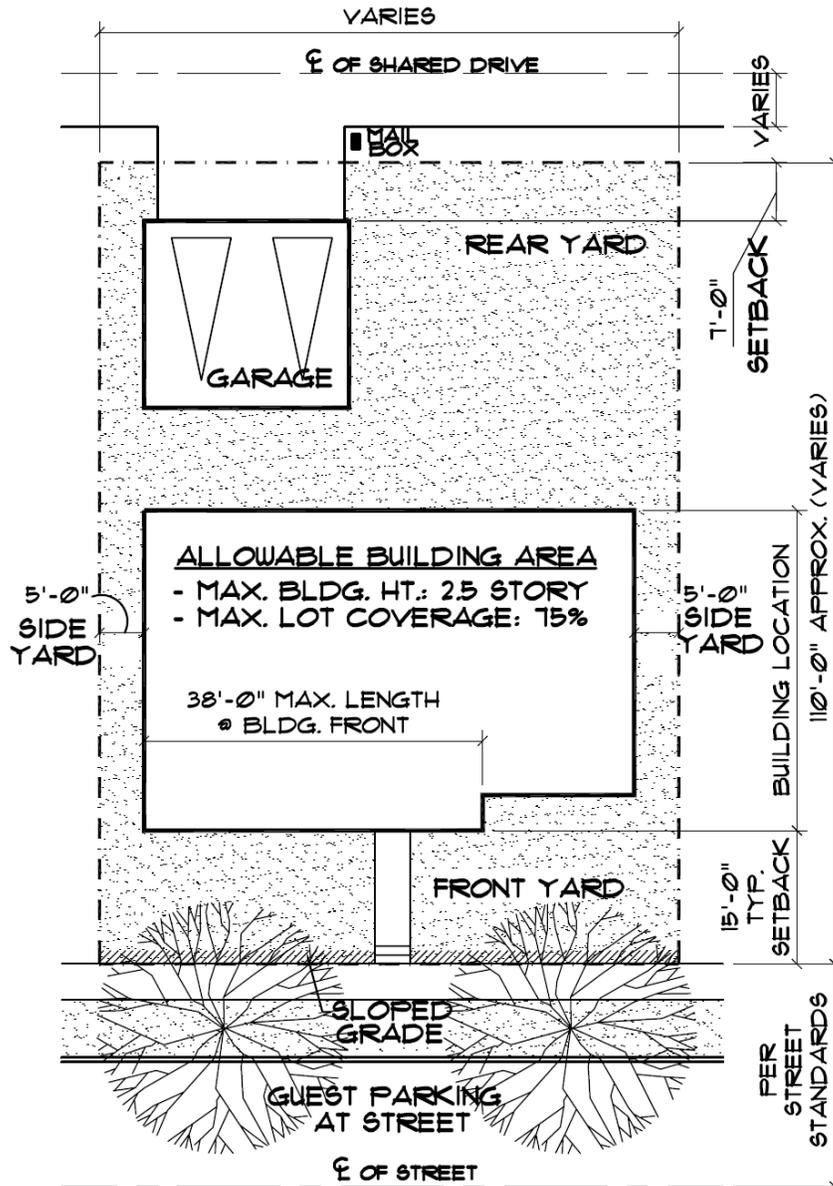
- Minimum floor line elevation of 2' above sidewalk

Building Front

- Architectural Style with porch must be selected; porch shall have railing; wrought iron is not permitted
- Porch ceiling elevation shall be a minimum of 10' above sidewalk

RAISED FRONT YARD:

- RAISED YARD TO BE MIN. 18" ABOVE CURB HEIGHT
- SLOPED GRADE AND FRONT STEPS TO OCCUR IN FRONT YARD

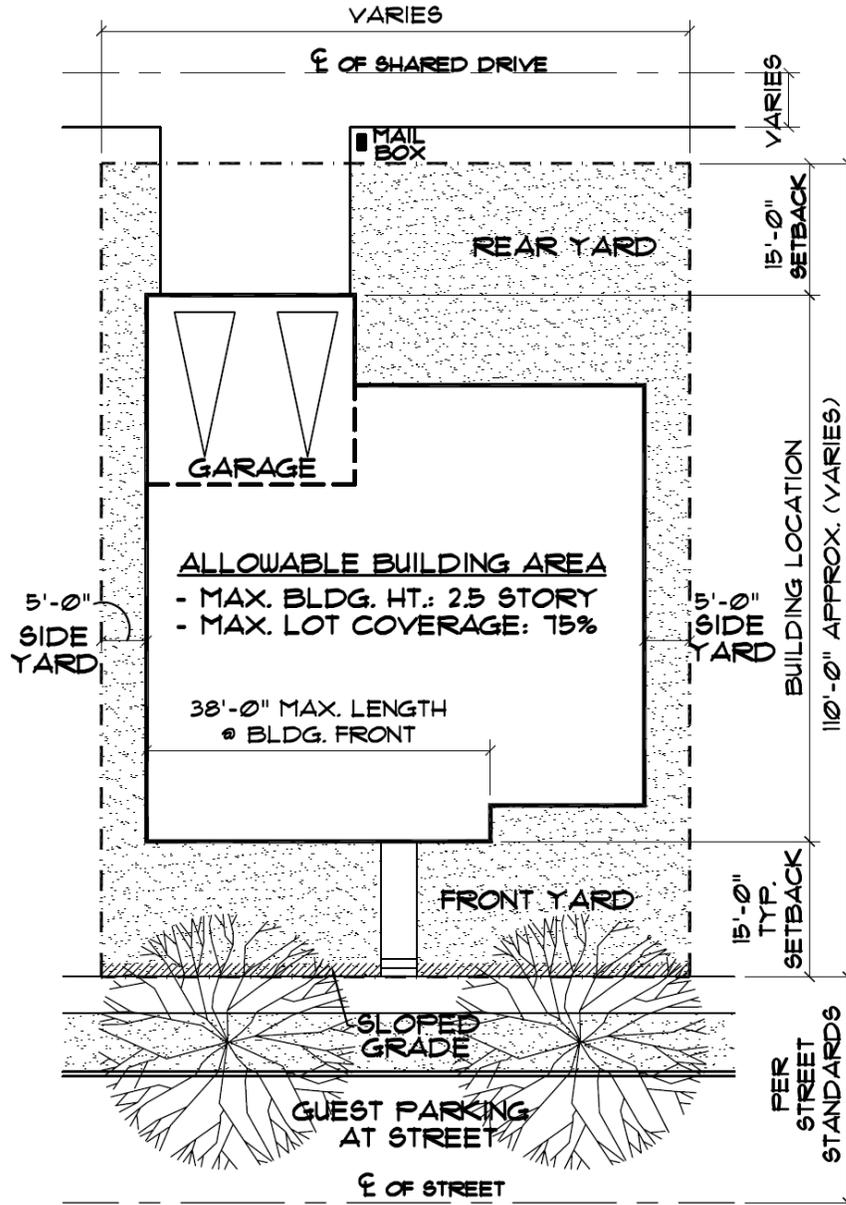


**TYPICAL LOT - REAR DRIVE APPROACH
 DETACHED GARAGE**



RAISED FRONT YARD:

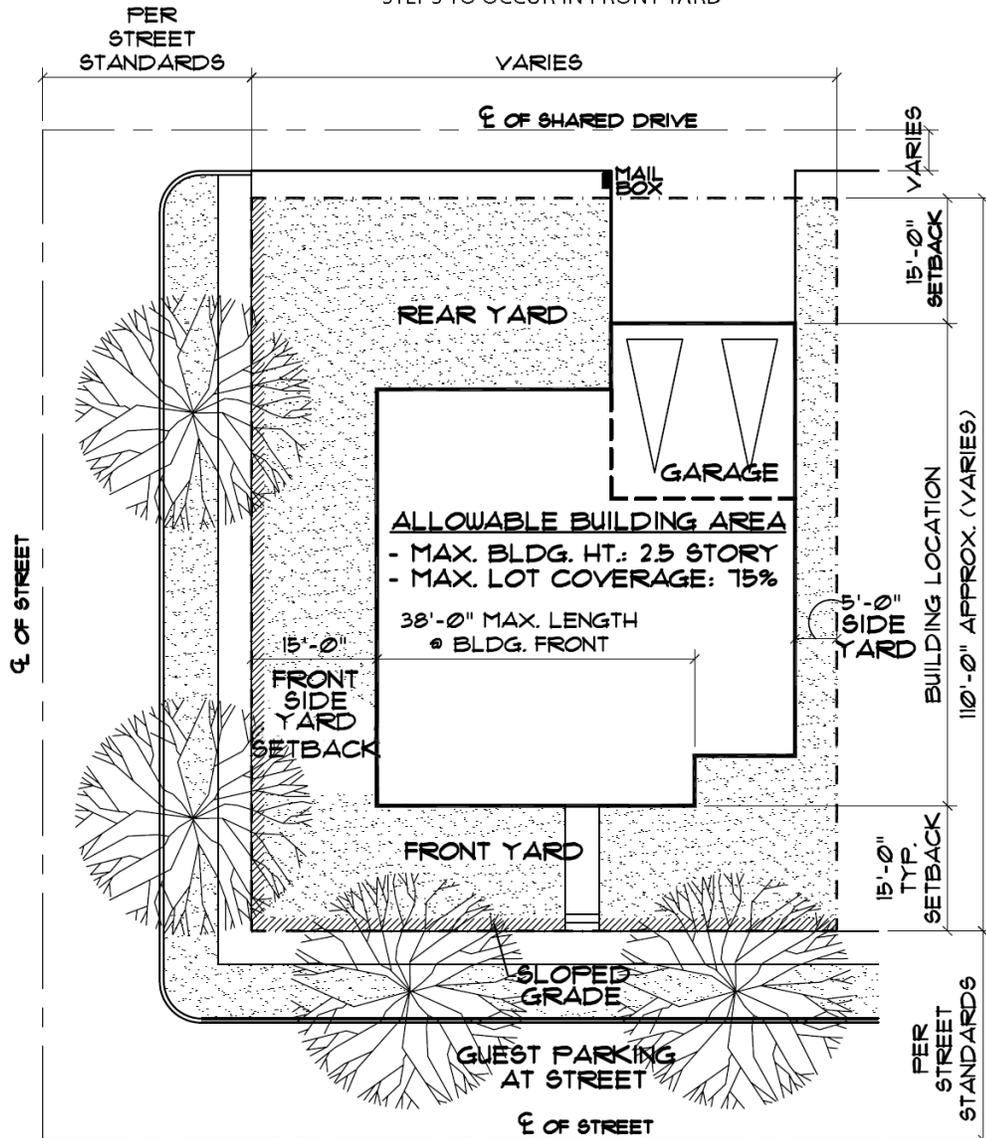
- RAISED YARD TO BE MIN. 18" ABOVE CURB HEIGHT
- SLOPED GRADE AND FRONT STEPS TO OCCUR IN FRONT YARD



**TYPICAL LOT - REAR DRIVE APPROACH
 ATTACHED GARAGE**

60' - 69' Lot Standards

- RAISED FRONT YARD:**
- RAISED YARD TO BE MIN. 18" ABOVE CURB HEIGHT
 - SLOPED GRADE AND FRONT STEPS TO OCCUR IN FRONT YARD

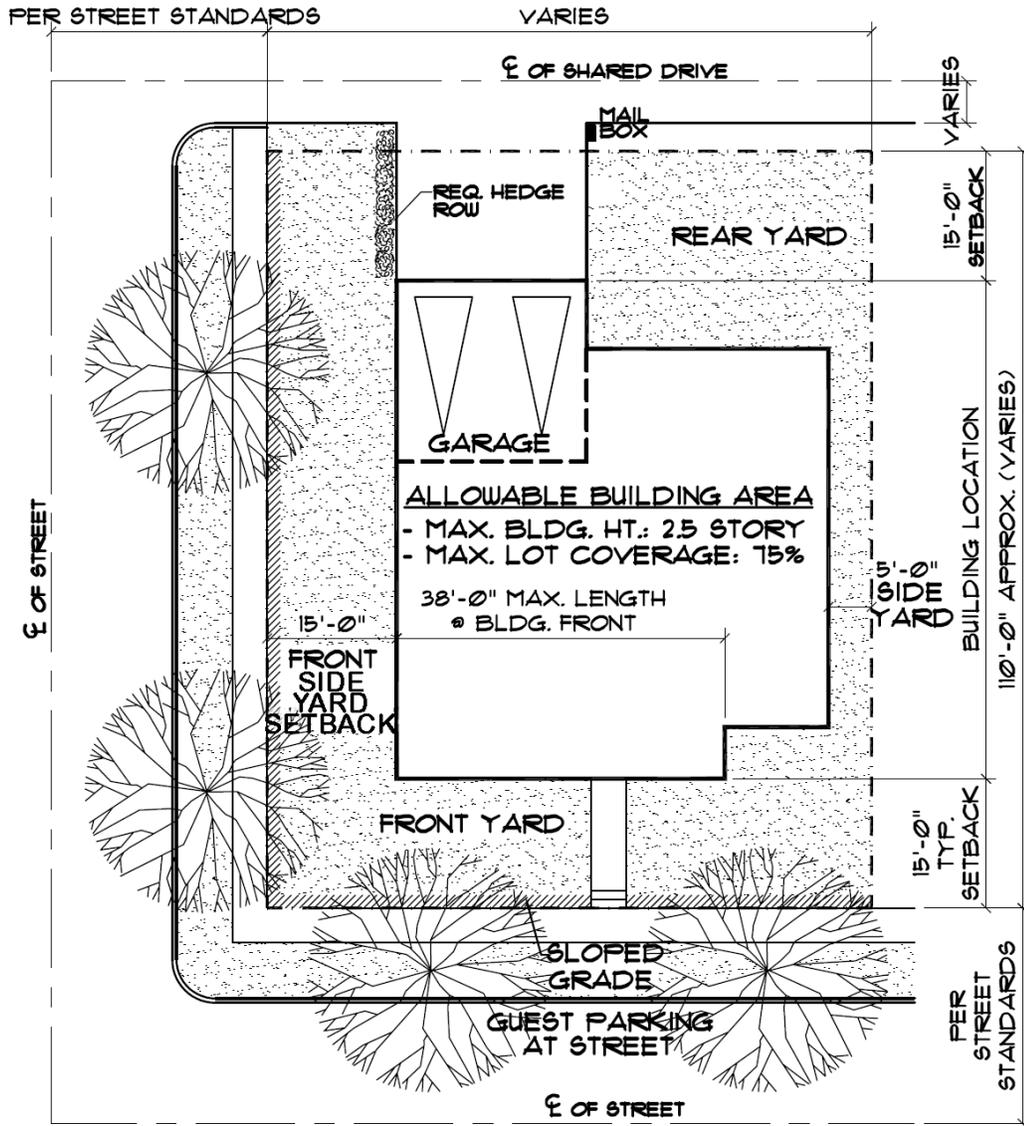


**CORNER LOT - REAR DRIVE APPROACH
GARAGE AWAY FROM STREET**



RAISED FRONT YARD:

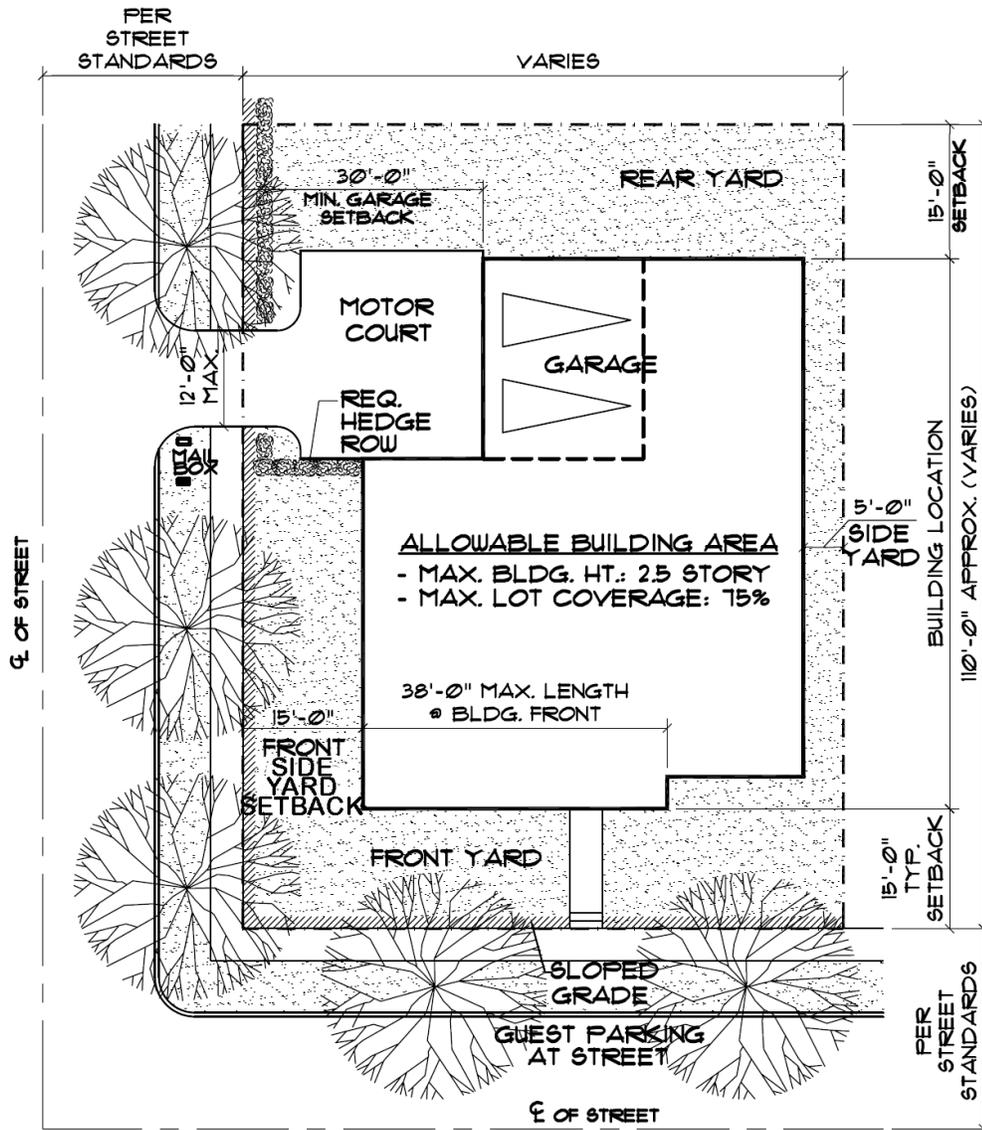
- RAISED YARD TO BE MIN. 18" ABOVE CURB HEIGHT
- SLOPED GRADE AND FRONT STEPS TO OCCUR IN FRONT YARD



**CORNER LOT - REAR DRIVE APPROACH
REQUIRED HEDGE ROW**



- RAISED FRONT YARD:**
- RAISED YARD TO BE MIN. 18" ABOVE CURB HEIGHT
 - SLOPED GRADE AND FRONT STEPS TO OCCUR IN FRONT YARD



CORNER LOT - STREET APPROACH



D. 90'+ Lot Standards

Front Yard/ Front Side Yard Standards

- Floor line elevation minimum 4'-0' above sidewalk.
- Front yards to be raised 18" minimum above sidewalk.
- 42" maximum height fence, masonry wall or hedge row is permitted at the front property line. Fence Options (Fence to be finished on both sides):
 - Decorative Masonry/Stone Walls
 - Wood Pickets, Shadow Boxes or Solid Wood
 - Composite wood-look materials may be used in lieu of wood with permission from the design review committee.
 - Ornamental Iron
 - Aluminum ornamental iron look fencing may be used in lieu of iron with permission from the design review committee.
 - Not Approved Material
 - Plastic, PVC, or Vinyl
 - Concrete Block
- Front sidewalk to connect directly to public walkway.
- Four street trees shall be installed in tree lawn in front of the property. Tree species shall be selected from the 'Acceptable Street Trees' in Appendix B. The owner is responsible for maintenance and replacement of street trees in front of their property.
- Flowers/ground cover permitted on each side of front sidewalk.
- Foundation landscaping to be within 8'-0" of building front. Flowering trees, shrubs and flowers are permitted.
- Foundation landscaping is required:
 - Shrubs to be 3 gallon containers minimum.
 - Flowering trees to be 2" caliper minimum.
 - A minimum of 30% of the specified foundation landscape area is to be planted. Landscaping to occur on both sides of front entry.

Rear/ Side Yard Standards

- Landscaping per owner's preference. Trees may be located in rear yard and sideyard behind building front.
- Unenclosed patios and decks allowed in rear yard only.
- A patio located in the side yard shall be enclosed with a hedge row, courtyard wall or fence. The character of the enclosure shall match the character of the home.
- 6'-0" maximum height fence, masonry wall or hedge row is permitted at the property line. Fence Options (Fence to be finished both sides):
 - Decorative Masonry/Stone Walls
 - Wood Pickets, Shadow Boxes or Solid Wood
 - Composite wood-look materials may be used in lieu of wood with permission from the design review committee.
 - Ornamental Iron
 - Aluminum ornamental iron look fencing may be used in lieu of iron with permission from the design review committee.
 - Not Approved Material

- Plastic, PVC, or Vinyl
- Concrete Block
- Mail boxes to be located in front yard unless common mail box provided.
- Motor court screening: Required enclosure from adjacent property with 4'-0" tall hedge row, fence or wall.
- Playground equipment (and colors) to be approved.

Allowable Building Area

- Area of building enclosed by a roof.
- Maximum coverage to be 65% of lot area.

Building Front

- The building front refers to the building structure at the front setback line. Elements that compose the building front are described in the Architectural Styles Notebook.
- Entry stoop allowed to project 3'-0" beyond building front. Steps may project beyond stoop.

Garage

- 2 or 3 car garage.
- May be attached or detached.
- Living space is allowed above garage.
- All front facing garages shall be setback from main front façade of home. See the immediately following pages for the appropriate setback for a specific garage orientation.
- All garage doors facing side streets to be a maximum of 9'-0" wide.
- All garage doors to be a decorative carriage house style.
- Garage to keep same roof pitch, materials and proportions established by house style.

Elevations

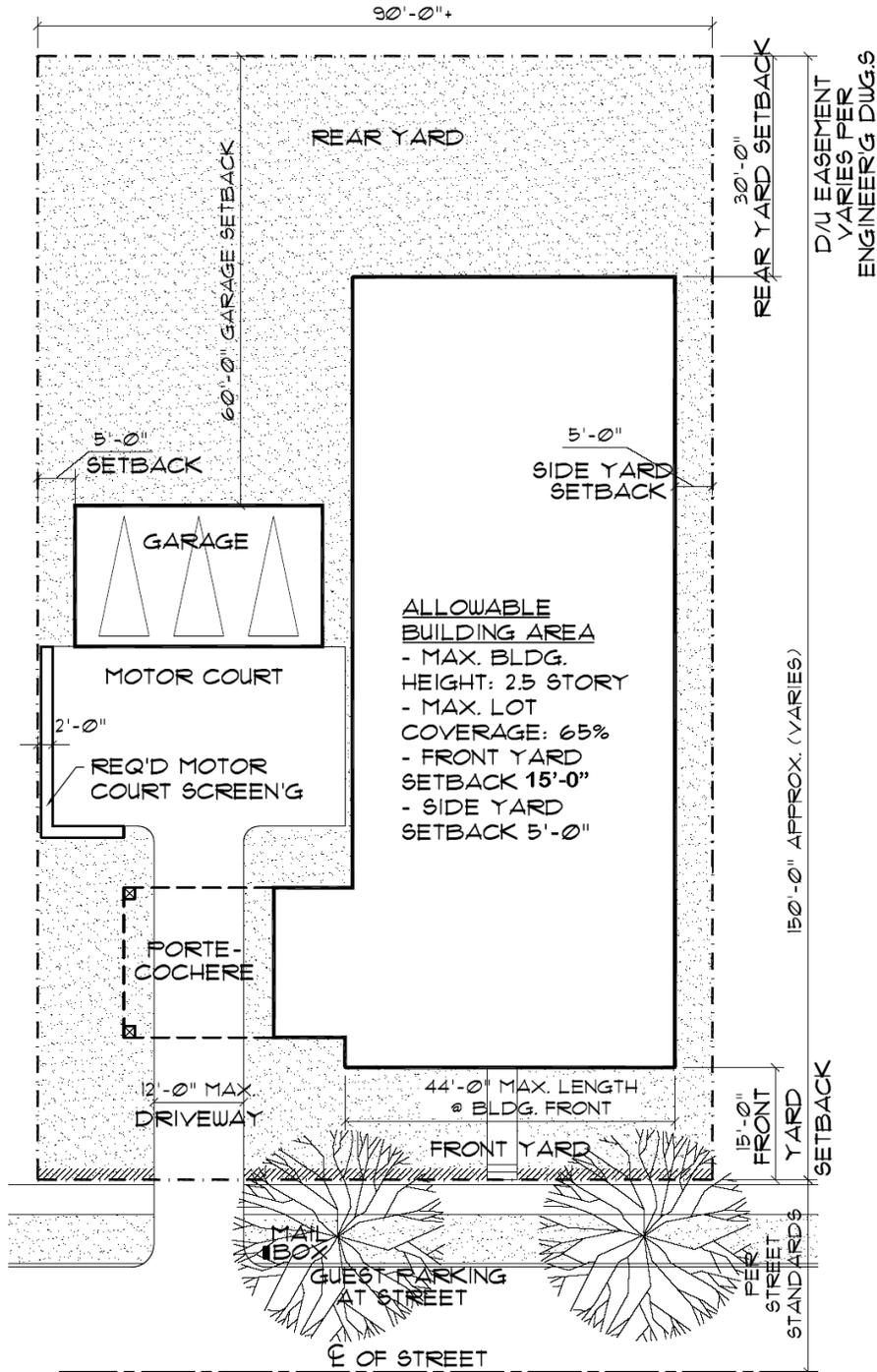
- Elevations to conform to Residential Architectural Guidelines.
- See Architectural Styles Notebook.

Garden Structure

- Character to coordinate with the character of house.
- Maximum size to be 100 sq. ft.
- Allowed in rear yard only.
- Floor height of any structure not to exceed first floor line of home.
- 2,000 square feet minimum.
- Maximum of house at the front building line is 44'-0"; required offset in front building mass depends on garage placement and orientation.

RAISED FRONT YARD:

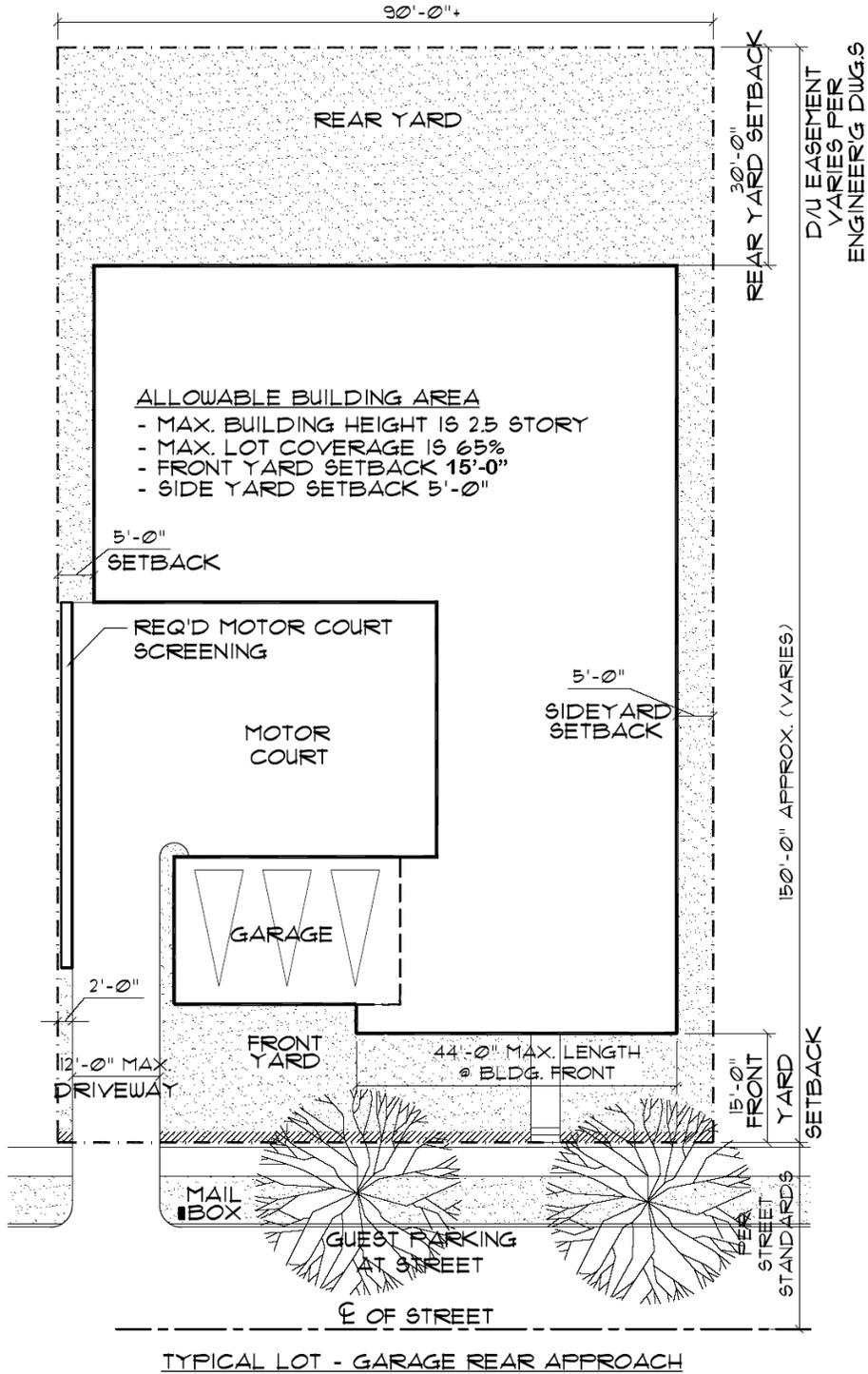
- RAISED YARD TO BE MIN. 18" ABOVE CURB HEIGHT
- SLOPED GRADE AND FRONT STEPS TO OCCUR IN FRONT YARD



TYPICAL LOT - DETACHED GARAGE APPROACH



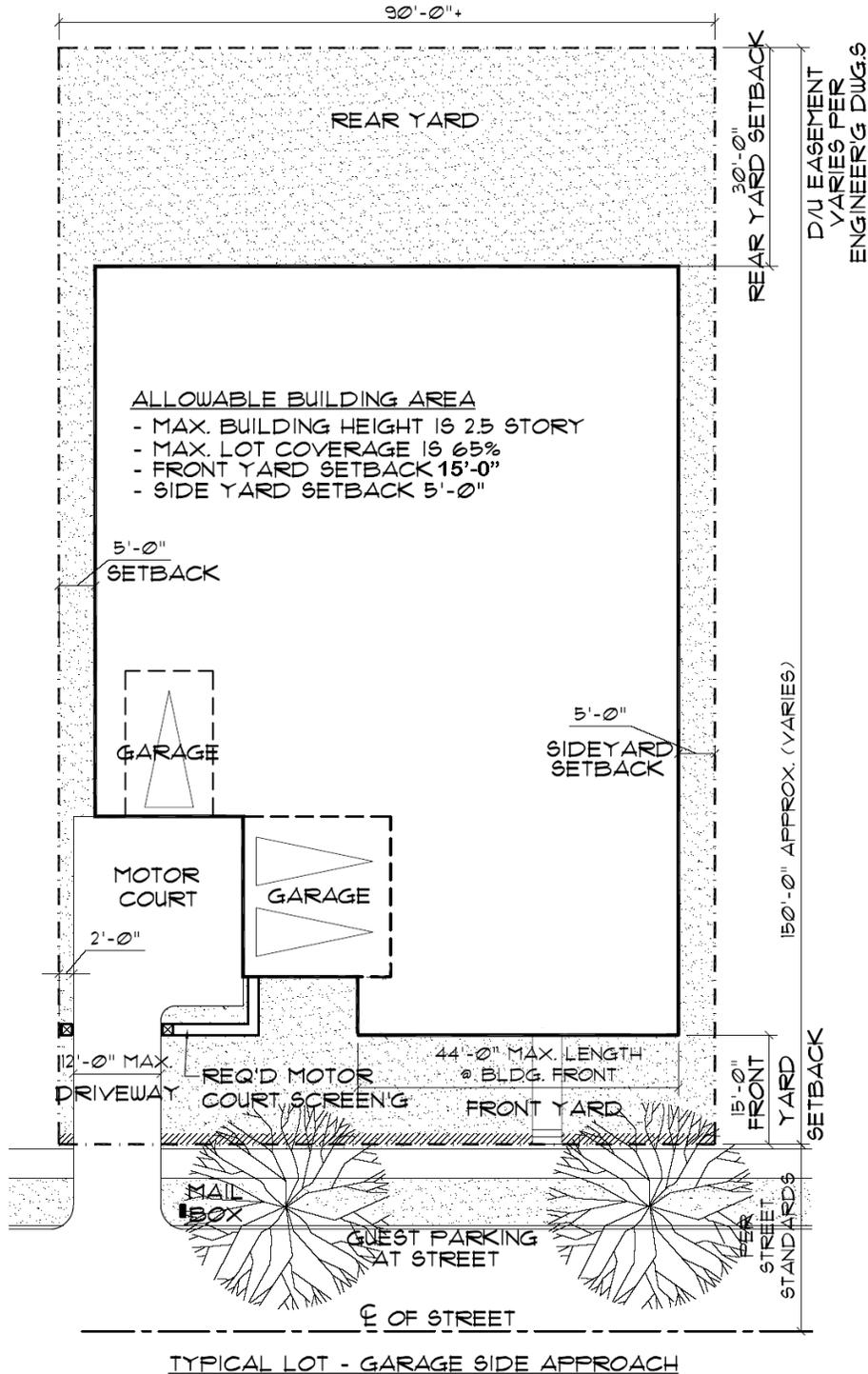
- RAISED FRONT YARD:**
- RAISED YARD TO BE MIN. 18" ABOVE CURB HEIGHT
 - SLOPED GRADE AND FRONT STEPS TO OCCUR IN FRONT YARD



90'+ Lot Standards

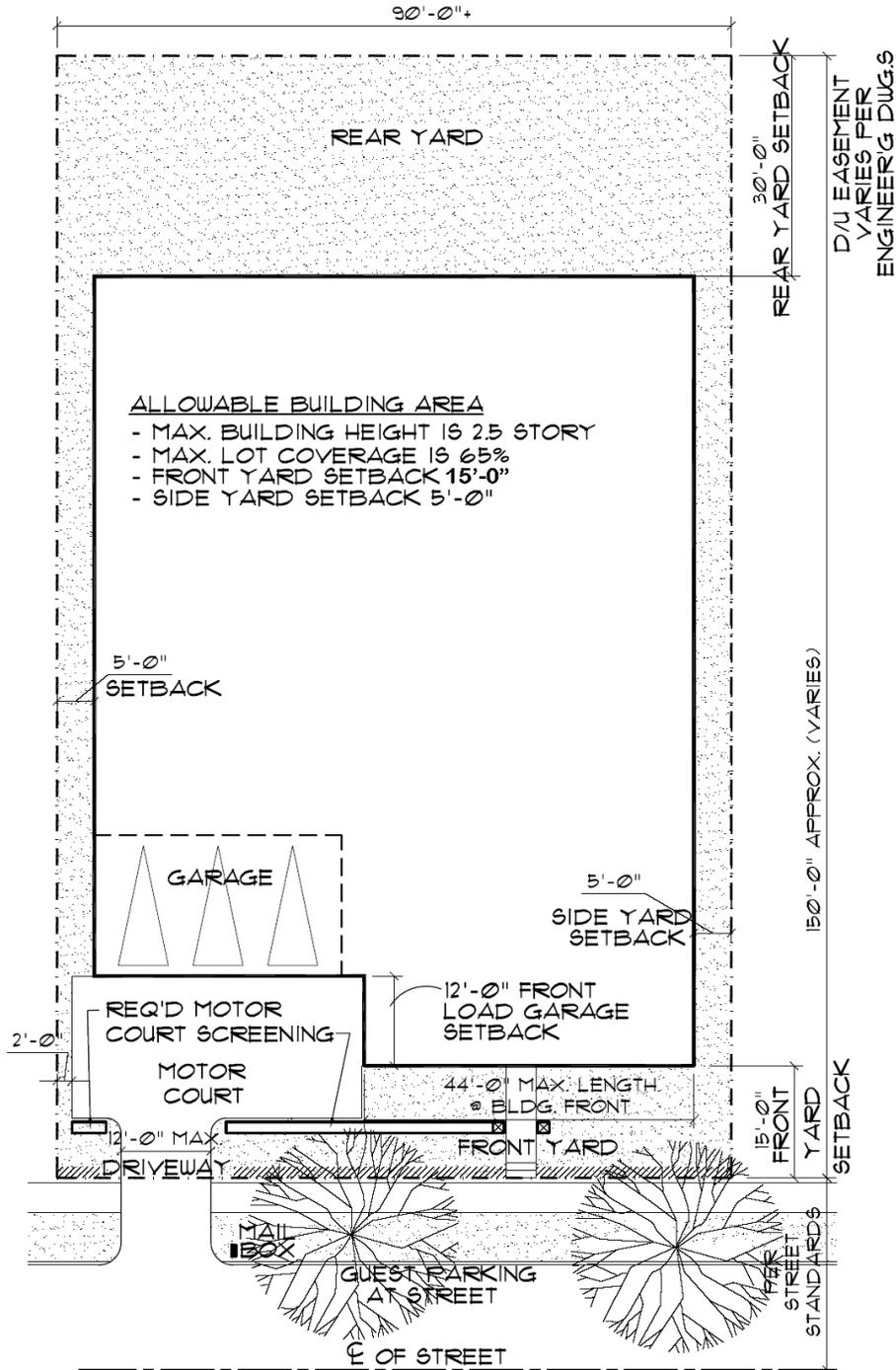
RAISED FRONT YARD:

- RAISED YARD TO BE MIN. 18" ABOVE CURB HEIGHT
- SLOPED GRADE AND FRONT STEPS TO OCCUR IN FRONT YARD



RAISED FRONT YARD:

- RAISED YARD TO BE MIN. 18" ABOVE CURB HEIGHT
- SLOPED GRADE AND FRONT STEPS TO OCCUR IN FRONT



TYPICAL LOT - GARAGE FRONT APPROACH



E. Flats Lot Standards

Front Yard/ Front Side Yard Standards

- Front yards to be raised a minimum of 8” above the sidewalk.
- Front sidewalk to connect directly to public walkway.
- Foundation landscaping to be within 6’-0” of building front.
- Street trees will be provided by developer at owner’s expense. Protection during construction will be provided by the builder at the owner’s expense. Trees may be required to be in tree lawn or sidewalk protected with grates.
- A patio is permitted to be located behind building line if enclosed with a hedge row, courtyard wall or fence. The character of the enclosure shall match the character of the building.

Rear/ Side Yard Standards

- Landscaping per owner’s preference. Trees may be located in rear yard and sideyard behind building front.
- 6’-0” high hedge row or privacy fence is permitted at rear and sideyard building line. Fence Options (Fence to be finished both sides):
 - Masonry Walls
 - Wood Pickets, Shadow Boxes or Solid Wood
 - Ornamental Iron
- Mail boxes to be located in rear lane unless common mail box provided.

Allowable Building Area

- Area of building enclosed by a roof.
- Maximum coverage to be 85% of lot area.

Building Front

- The building front refers to the building structure at the front setback line. Elements that compose the building front are described in the Architectural Styles Notebook.
- Maximum building height is 3.5 stories.

Garage

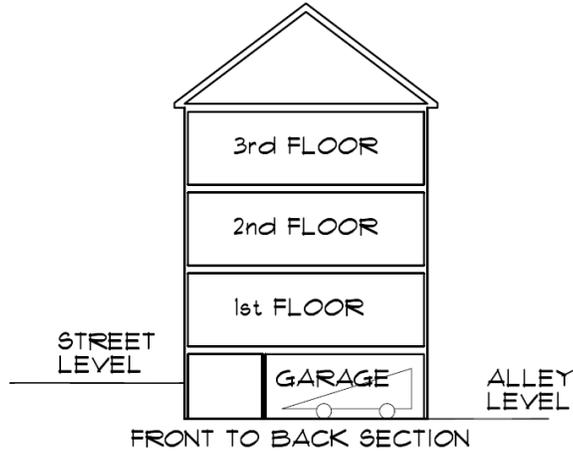
- Garage parking will be under the building or enclosed within the building footprint.
- Living space will be above garage.
- Garage doors are not permitted to face the street on the front elevation.
- Additional off-street parking to be in rear yard.
- Parking requirements: One (1) space per bedroom. Street parking adjacent to the lot may be included in the count for parking requirements.

Building Use

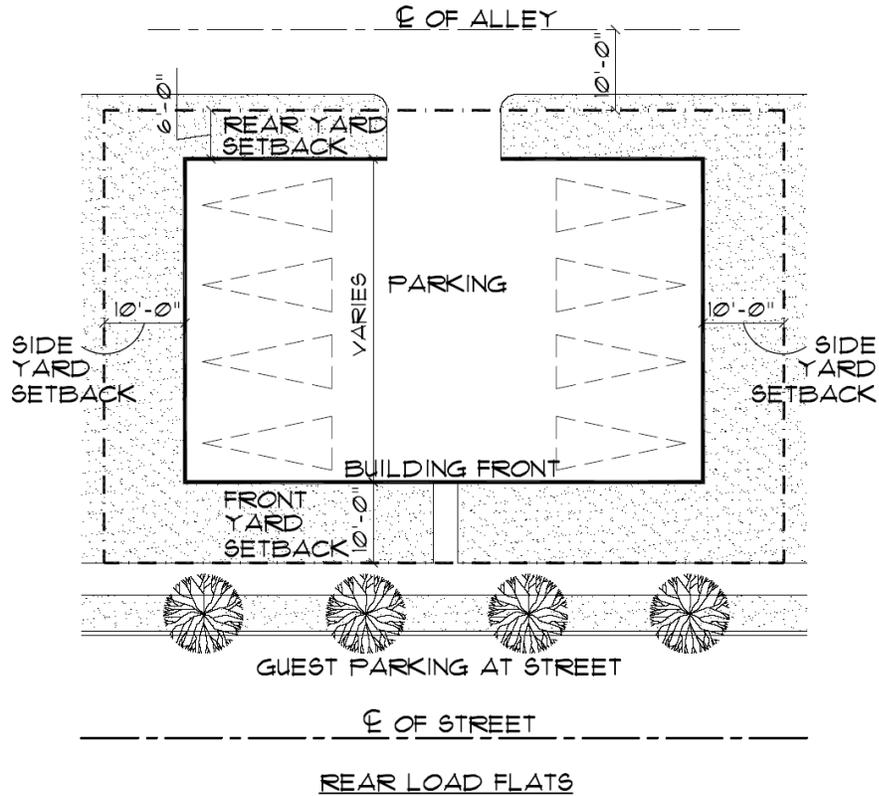
- All floors may be residential use.

Elevations

- Elevations to conform to Residential Architectural Guidelines.
- See Architectural Styles Notebook.



- ALLOWABLE BUILDING AREA
- MAX. BLDG HEIGHT: 3.5 STORY
 - MAX. LOT COVERAGE IS 85%
 - 10'-0" FRONT YARD SETBACK
 - 10'-0" SIDEYARD SETBACK



Flats Lot Standards

F. Townhome Lot Standards

Front Yard/ Front Side Yard Standards

- Front yards to be raised 12” minimum above sidewalk.
- Front sidewalk to connect directly to public walkway.
- Foundation landscaping to be within 4’-0” of building front.
- Street trees will be provided in tree lawns by developer at owner’s expense. Protection during construction will be provided by the builder at the owner’s expense.
- A patio is permitted to be located behind the front of the home and enclosed with a hedge row, courtyard wall or fence. The character of the enclosure shall match the character of the home and the height of the enclosure shall not exceed 42”.
 - Fence Options (Fence to be finished both sides):
 - Masonry Walls
 - Wood Pickets
 - Ornamental Iron

Rear/ Side Yard Standards

- 10’-0” minimum between buildings.
- 6’-0” high hedge row or privacy fence is permitted at rear and sideyard building line.
- Landscaping per owner’s preference. Trees to be located in rear yard and sideyard.
- Privacy Fence Options (Fence to be finished both sides):
 - Masonry Walls
 - Wood Pickets, Shadow Box or Solid Wood
 - Ornamental Iron
- Mail boxes to be located in rear lane unless common mail box provided.

Allowable Building Area

- Area of building enclosed by a roof.
- Maximum coverage to be 100% of lot area.

Building Front

- The building front refers to the building structure at the front setback line. Elements that compose the building front are described in the Architectural Styles Notebook.

Garage

- May be 2 or 3 car garage.
- May be attached or detached.
- Living space is allowed above garage.

Elevations

- Elevations to conform to Residential Architectural Guidelines.
- See Architectural Styles Notebook.

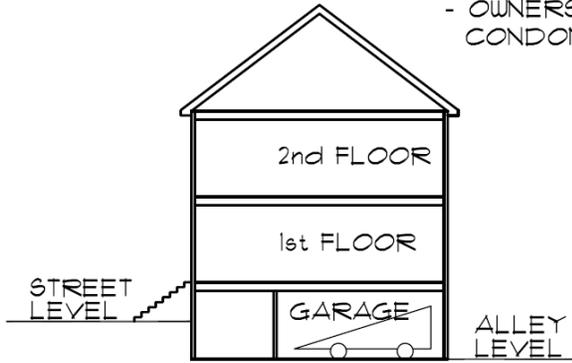
Grouping of Lots

- Buildings to be grouped as 2, 3, 4, 5, 6 or 8 unit buildings.

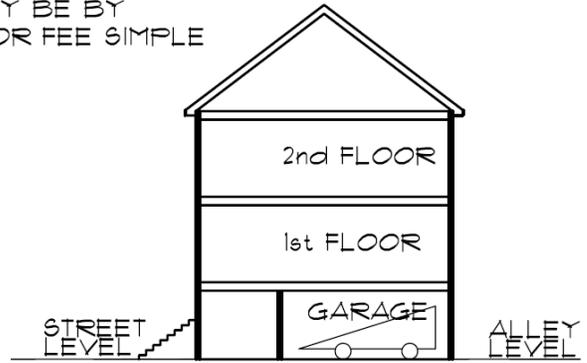
- Final lot dimensions to be determined by meets and bounds survey.

ALLOWABLE BUILDING AREA

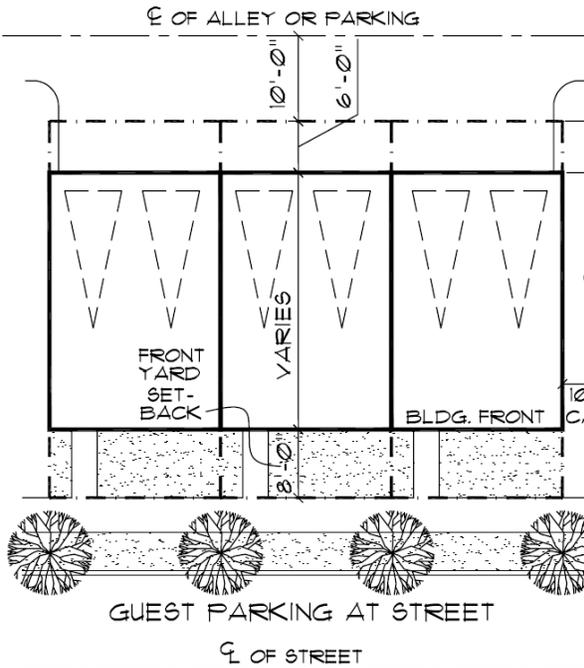
- MAX. BLDG. HEIGHT IS 3 STORY
- MAX. LOT COVERAGE IS 100%
- OWNERSHIP MAY BE BY CONDOMINIUM OR FEE SIMPLE



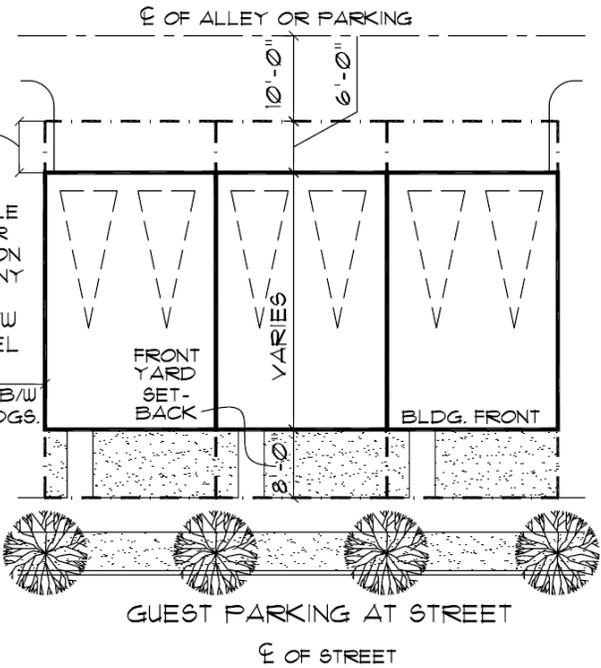
FRONT TO BACK SECTION



FRONT TO BACK SECTION

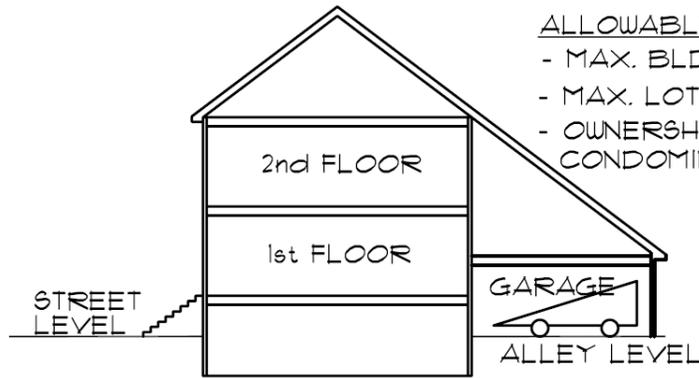


REAR LOAD TOWNHOMES
PARKING BELOW STREET LEVEL



REAR LOAD TOWNHOMES
PARKING AT STREET LEVEL

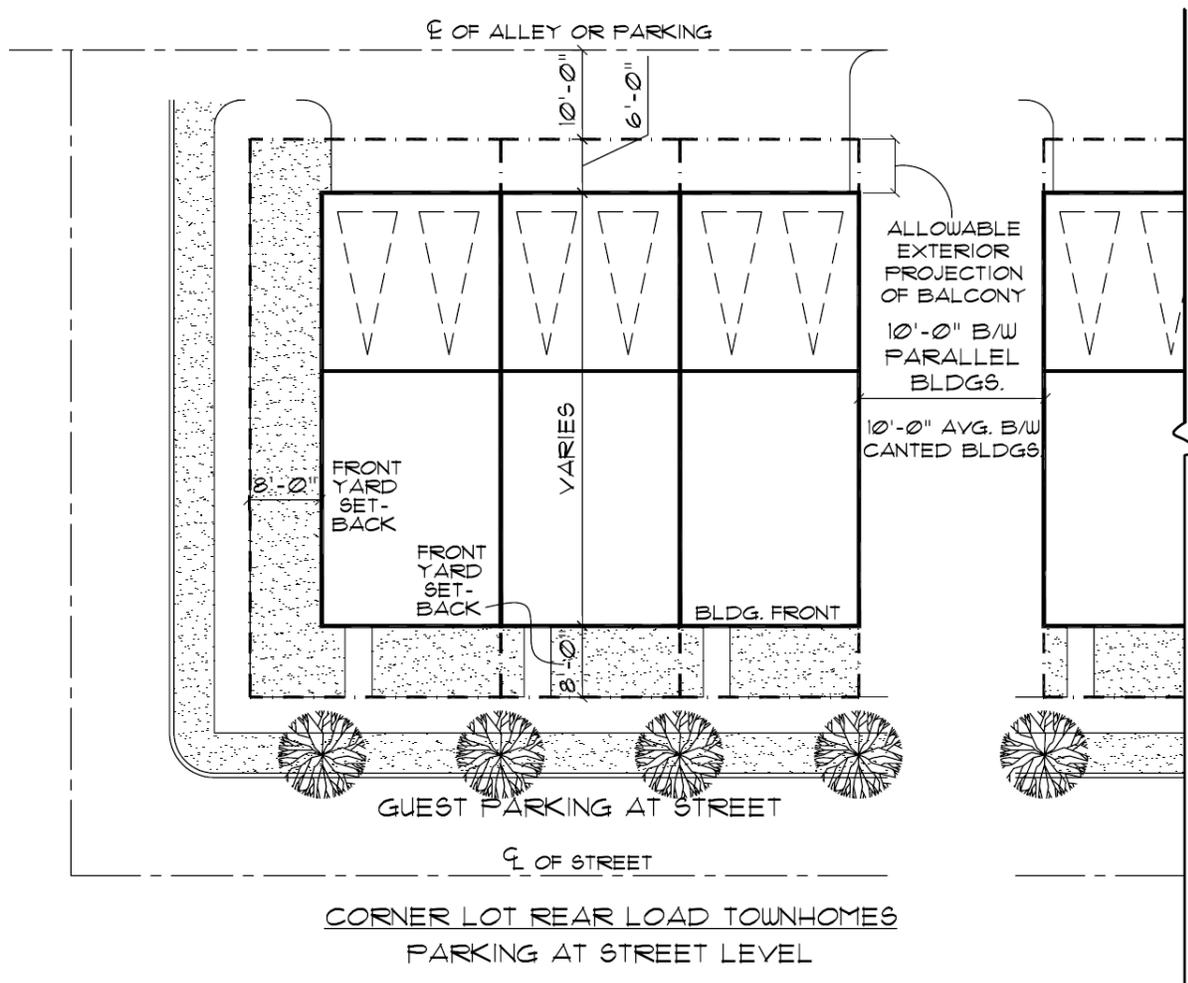
Townhome Lot Standards



ALLOWABLE BUILDING AREA

- MAX. BLDG. HEIGHT IS 3 STORY
- MAX. LOT COVERAGE IS 100%
- OWNERSHIP MAY BE BY CONDOMINIUM OR FEE SIMPLE

FRONT TO BACK SECTION



CORNER LOT REAR LOAD TOWNHOMES
PARKING AT STREET LEVEL

Townhome Lot Standards

G. Live/ Work Lot Standards

Front Yard/ Front Side Yard Standards

- Front yards may be flush with sidewalk.
- Front sidewalk to connect directly to public walkway and may be continuous along building front.
- Street trees will be provided by developer at owner's expense. Protection during construction will be provided by the builder at the owner's expense. Trees may be required to be in tree lawn or sidewalk protected by grates.
- Foundation landscaping to be within 4'-0" of building front although is not required.
- Street furniture (ex.: urns, bench, sculptures, temporary sidewalk signs, merchandise, etc) may occur on sidewalks.
- A patio is permitted to be located behind property line if enclosed with a hedge row, courtyard wall or fence. The character of the enclosure shall match the character of the building.

Rear/ Side Yard Standards

- Landscaping per owner's preference. Trees to be located in rear yard and sideyard behind building front.
- 6'-0" high hedge row or privacy fence is permitted at rear and sideyard building line. Fence Options (Fence to be finished both sides):
 - Masonry Walls
 - Wood Pickets, Shadow Boxes or Solid Wood
 - Ornamental Iron
- Mail boxes to be located in rear lane unless common mail box provided.
- Motor courts: Required enclosure from adjacent property with hedge row, fence or wall.

Allowable Building Area

- Area of building enclosed by a roof.
- Maximum coverage to be 95% of lot area.

Building Front

- The building front refers to the building structure at the front setback line. Elements that compose the building front are described in the Architectural Styles Notebook.

Garage

- 2 or 3 car garage.
- May be attached or detached.
- Living space is allowed above garage.
- Garage doors are not permitted to face the street on the front elevation.
- Garage to keep same roof pitch, materials and proportions established by house style.

Building Use

- To be a mixed-use building providing the opportunity for individual small businesses.
- First floor of building to be commercial or retail.
- Second and third floors to be office and residential.

Elevations

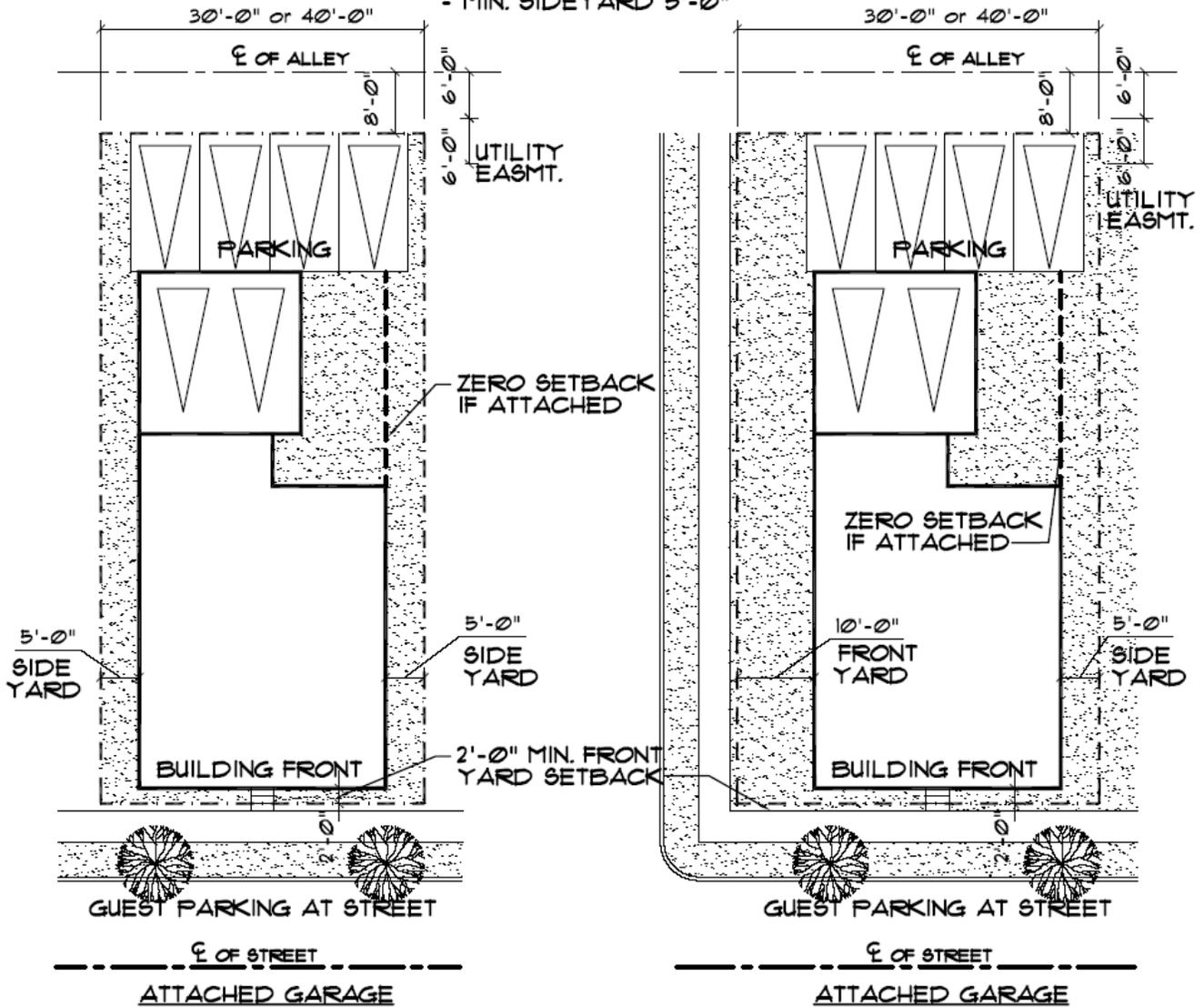
- Elevations to conform to Residential Architectural Guidelines.
- See Architectural Styles Notebook.

Grouping of Lots

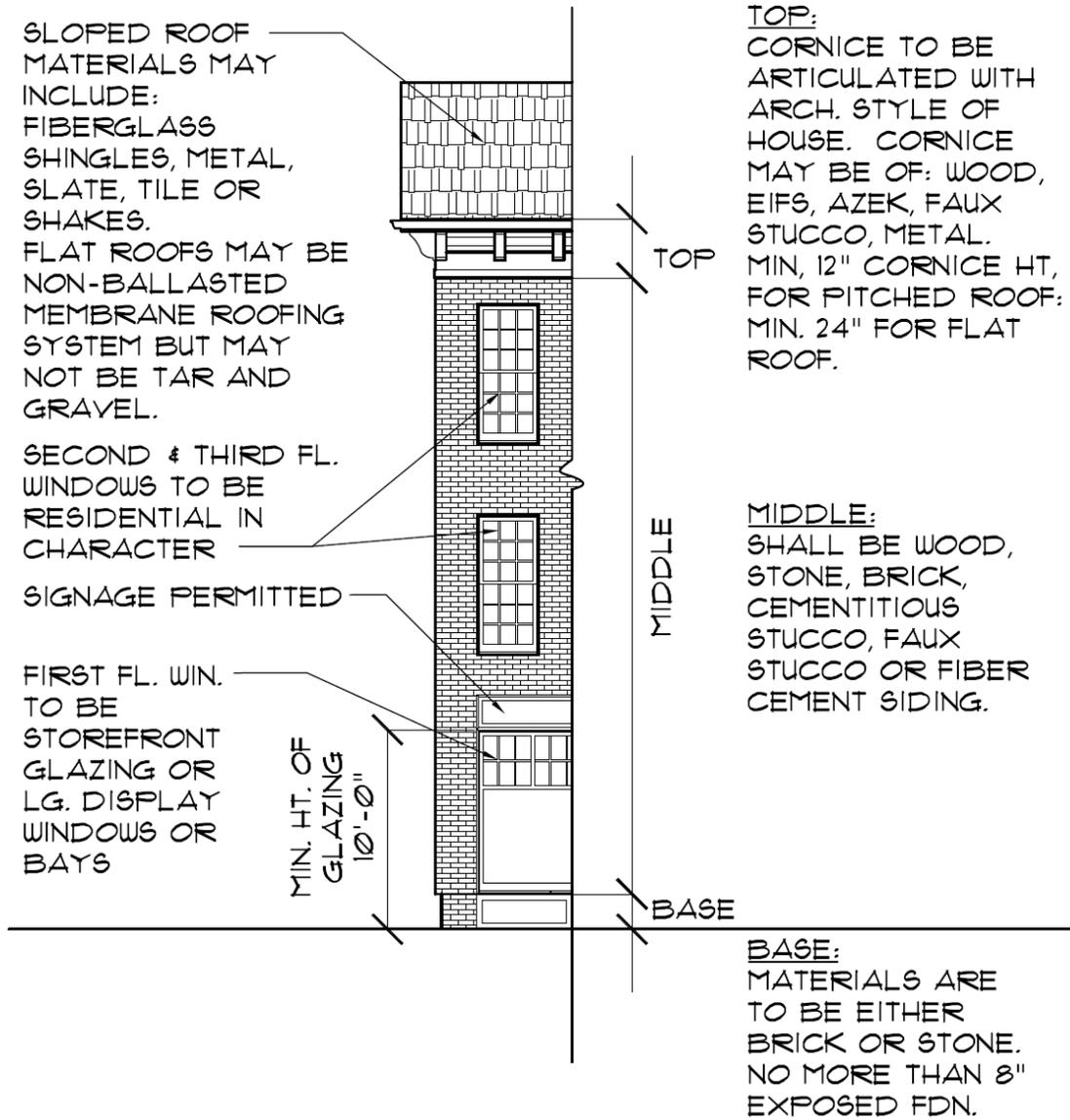
- Buildings to be grouped as 20'-0" to 40'-0" wide storefront modules. Maximum building width to be 60'-0".

ALLOWABLE BLDG. AREA

- MAX. BLDG. HT.: 3 STORY
- MAX. LOT COVERAGE: 95%
- MIN. FRONT YARD 2'-0"
- MIN. SIDEYARD 5'-0"



Live Work Lot Standards



Live Work Elevation

III. TOWNE CENTER LOT STANDARDS

A. Village Core/ Retail Lot Standards

Front Yard/ Front Side Yard Standards

- 100% of the front façade (excluding a recessed entry) must extend to the build-to line or defined place unless a courtyard or other design is approved by the developer.
- Front courtyards are encouraged and permitted to be located behind property line if enclosed with a hedge row, courtyard wall or fence. The character of the enclosure shall match the character of the building.
- Façade projections (including: signage, awnings, lighting, pilasters, cornices and anything approved by the developer) beyond the build-to line are allowed.
- The public walkway will run parallel and continuously along the building front.
- Street trees will be provided by developer at owner's expense. Protection during construction will be provided by the builder at the owner's expense. Trees may be required to be in sidewalk protected by grates.
- Street furniture (ex.: potted landscape, urns, bench, sculptures, temporary sidewalk signs, merchandise, etc) may occur on sidewalks and is highly suggested. A minimum 6'-0" sidewalk clearance is required for pedestrian movement.
- Sidewalk cafes are encouraged and may be enclosed with metal rails and covered with awnings or umbrellas. A minimum 6'-0" sidewalk clearance is required for pedestrian movement.

Rear/ Side Yard Standards

- Landscaping is not required.
- 6'-0" high hedge row or privacy fence is permitted at rear and sideyard building line.
Fence Options (Fence to be finished both sides):
 - Masonry Walls
 - Shadow Boxes or Solid Wood
 - Ornamental Iron
- Rear façade materials may match front and sides but can also be constructed of painted concrete block. Glazed entrances are optional.
- Exposed side façade materials and guidelines to match front facades except that the defined middle glazing of the building need only occur where appropriate for store merchandising.
- Attached buildings shall have a zero sideyard and be attached with a two-hour rated fire wall. On corner lots (thus an exposed side yard), 100% of the façade (excluding recessed entrances) must meet the build-to line unless a courtyard or other design is approved by the developer. Side courtyards are encouraged and permitted to be located behind property line if enclosed with a hedge row, courtyard wall or fence. The character of the enclosure shall match the character of the building.
- Rear yard minimum setback to parking area and alley is 5'-0".
- Dumpsters must be in rear yard and enclosed by masonry walls to street.

Allowable Building Area

- Area of building enclosed by a roof.
- Maximum coverage to be 100% of lot area.

Building Front

- The character of the village core is to create a center that recalls a European village; thus, the character of all the buildings should reflect European town buildings through the use of correct materials, window proportions and building massing.
- The building front refers to the building structure at the front setback line. Elements that compose the building front are described in the Towne Center Architecture Notebook.
- Appearance of continuous facades should be maintained between buildings.
- Buildings may be 2-3 stories tall. The first floor should be predominantly retail with building character defined by traditional store fronts. The upper floors may be mixed use characterized with traditional materials and punched openings.

Parking

- Parking lots to be in rear yards.
- Street parking, whether parallel or diagonal, will be provided at the building fronts.
- Low walls or landscaping should be used to screen parking areas between buildings from sight at the sidewalks.
- Common parking lots for shared parking will be provided at a parking ratio of one parking space per 400 square feet of building area. (1:400 s.f.)

Building Use

- To be a mixed-use building providing an urban retail environment which recalls European village centers.
- First floor of buildings to be commercial and retail.
- Second and third floors to be commercial, retail, office and residential.
- Emphasis placed on the pedestrian, ensuring a safe and interesting sidewalk accompanied by retail storefronts.

Elevations

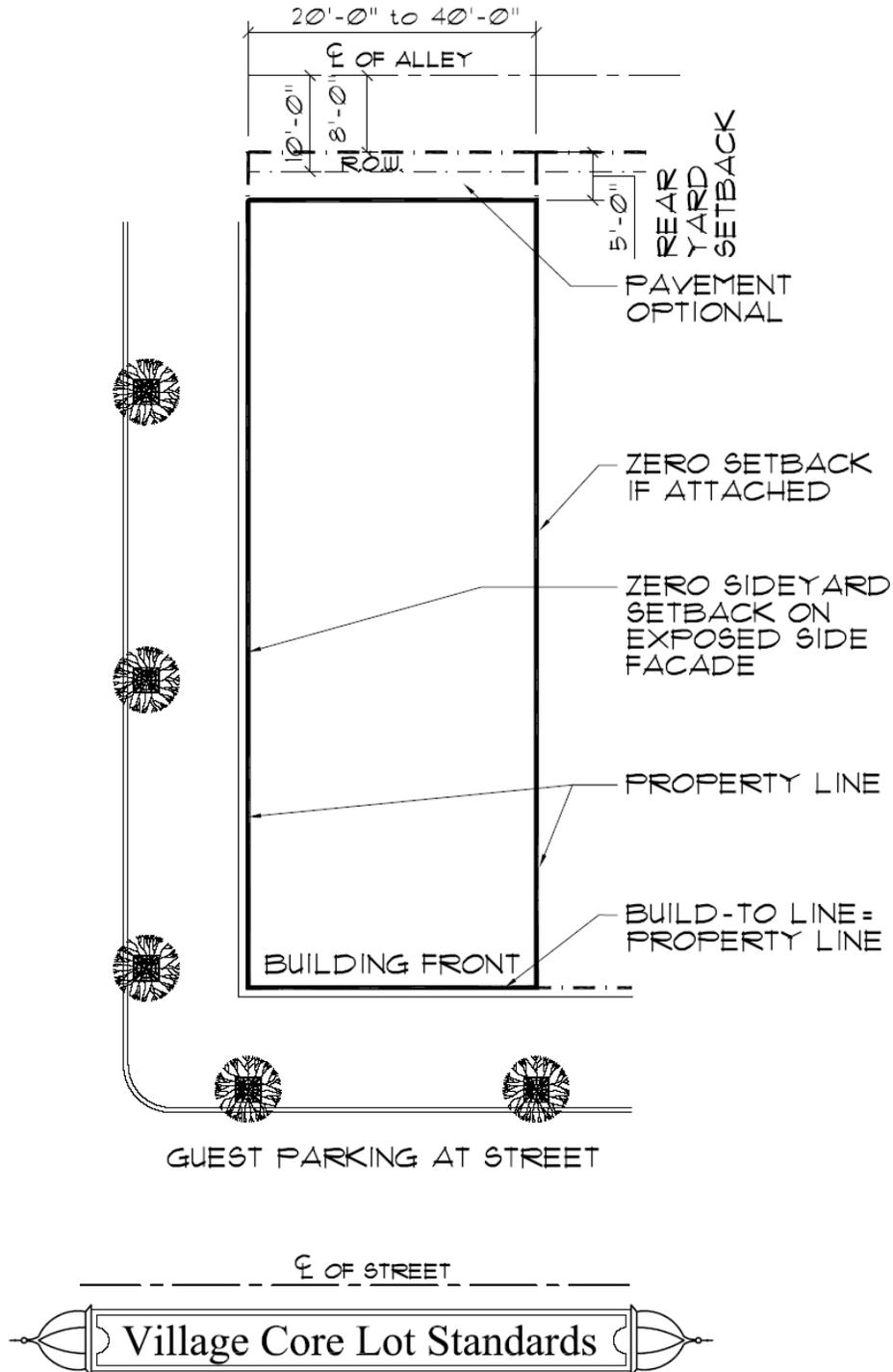
- Elevations and general massing to conform to Towne Center Architectural Guidelines.
- See Towne Center Architecture Notebook for building materials and style ideas.
- Retail space windows and doors shall follow a consistent pattern across the entire building. While the windows need not be exactly the same, they should generally all be vertical in proportion.
- Exterior detailing of residential spaces above retail may vary from one module to the next. (Buildings to be grouped as 20'-0" to 40'-0" wide storefront modules.)
- Each module, or grouping of modules, shall have a vertical rhythm that identifies it as different from the adjacent modules.

Grouping of Lots

- Lot sizes to be determined by meets and bounds survey.
- Buildings to be grouped as 20'-0" to 40'-0" wide storefront modules which are allowed to vary architecturally from one to the next.
- Maximum length of continuous building facade to be 90'-0".

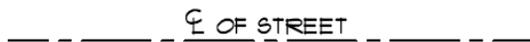
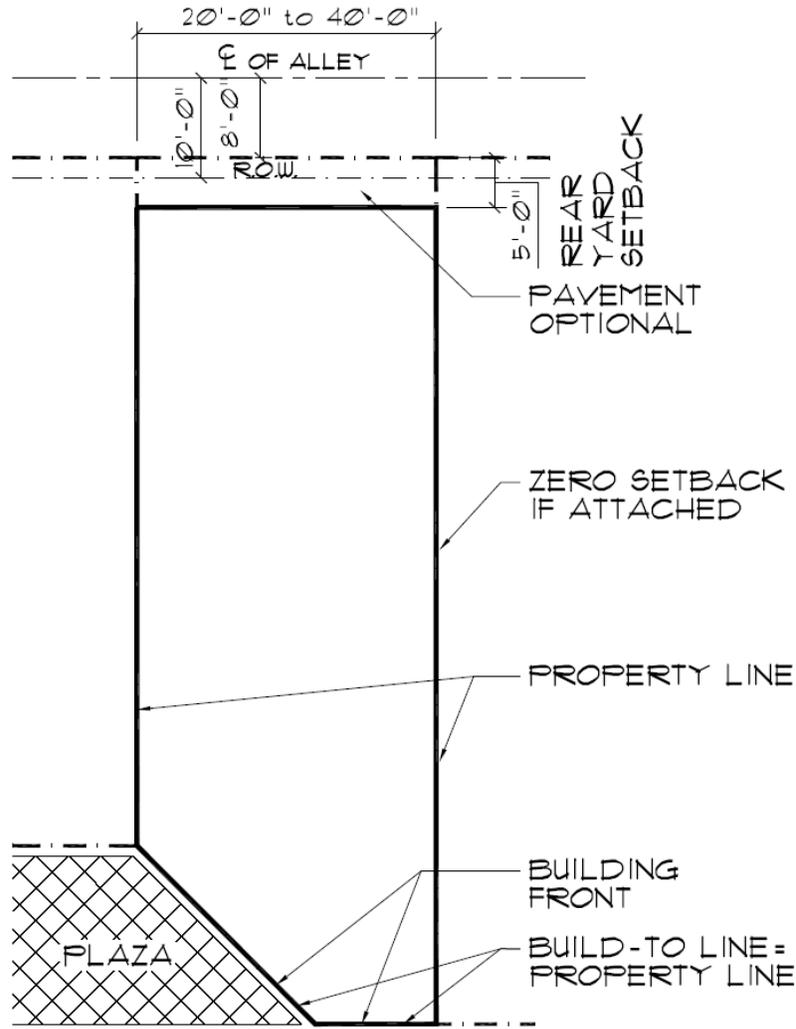
ALLOWABLE BLDG. AREA

- MIN. BLDG. HT.: 2 STORY
- MAX. LOT COVERAGE: 100%
- ZERO FRONT YARD UNLESS OTHERWISE APPROVED BY DEVELOPER
- ZERO SIDEYARD SETBACK IF ATTACHED



ALLOWABLE BLDG. AREA

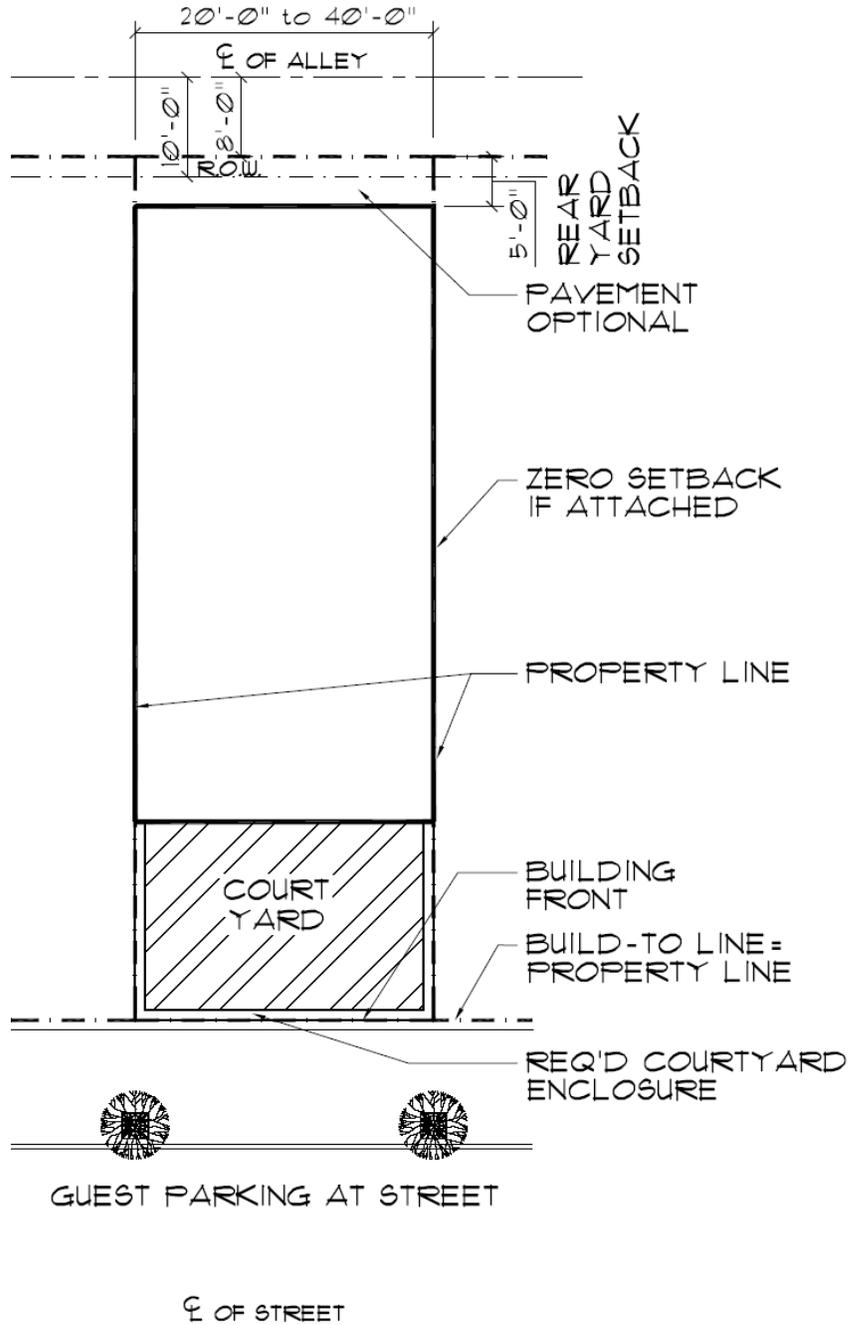
- MIN. BLDG. HT.: 2 STORY
- MAX. LOT COVERAGE: 100%
- ZERO FRONT YARD UNLESS OTHERWISE APPROVED BY DEVELOPER
- ZERO SIDEYARD SETBACK IF ATTACHED



Village Core Lot Standards

ALLOWABLE BLDG. AREA

- MIN. BLDG. HT.: 2 STORY
- MAX. LOT COVERAGE: 100%
- ZERO FRONT YARD UNLESS OTHERWISE APPROVED BY DEVELOPER
- ZERO SIDEYARD SETBACK IF ATTACHED



Village Core Lot Standards

B. Office Building Lot Standards

Front Yard/ Front Side Yard Standards

- The front façade must extend to the build-to line unless a courtyard or other design is approved by the developer.
- Façade projections (projections include: signage, awnings, lighting, stoops, pilasters, cornices and anything approved by the developer) beyond the build-to line are allowed, however, per building front, the sum of all the projections may not exceed 40% of the building front length.
- Front sidewalk to connect directly to public walkway and may be continuous along building front.
- Street trees will be provided by developer at owner's expense. Protection during construction will be provided by the builder at the owner's expense. Trees may be required to be in tree lawn or sidewalk protected by grates.
- Required foundation landscaping to be within 6'-0" of building front.
- Street furniture (ex.: urns, bench, sculptures, signage, etc) may occur on sidewalks.
- For front yard parking regulations, see "Parking" section on following page.

Rear/ Side Yard Standards

- Landscaping per owner's preference. Trees may be located in rear yard and sideyard behind building front.
- Rear and side façade materials to match front facades. Glazed entrances are optional.
- Dumpsters must be in rear yard and enclosed with masonry walls.

Allowable Building Area

- Area of building enclosed by a roof.
- Lot sizes to be determined by meets and bounds survey.

Building Front

- The building front refers to the building structure at the front build-to line. Elements that compose the building front are described in the Towne Center Architecture Notebook.
- Buildings must be a minimum two stories tall.
- The architecture of the office buildings will allow for detailing and materials commonly used today, however, the character of all the buildings should recall a traditional style through the correct use of materials, window proportions and building massing.

Parking

- Primary parking lots to be in side or rear yards.
- Front yard parking will be permitted to be located behind the property line and screened from all parking areas adjacent to public streets. Screening to be landscaped with a hedge row, courtyard wall or fence; character of the enclosure shall match the character of the building.

North Clayton Development Standards

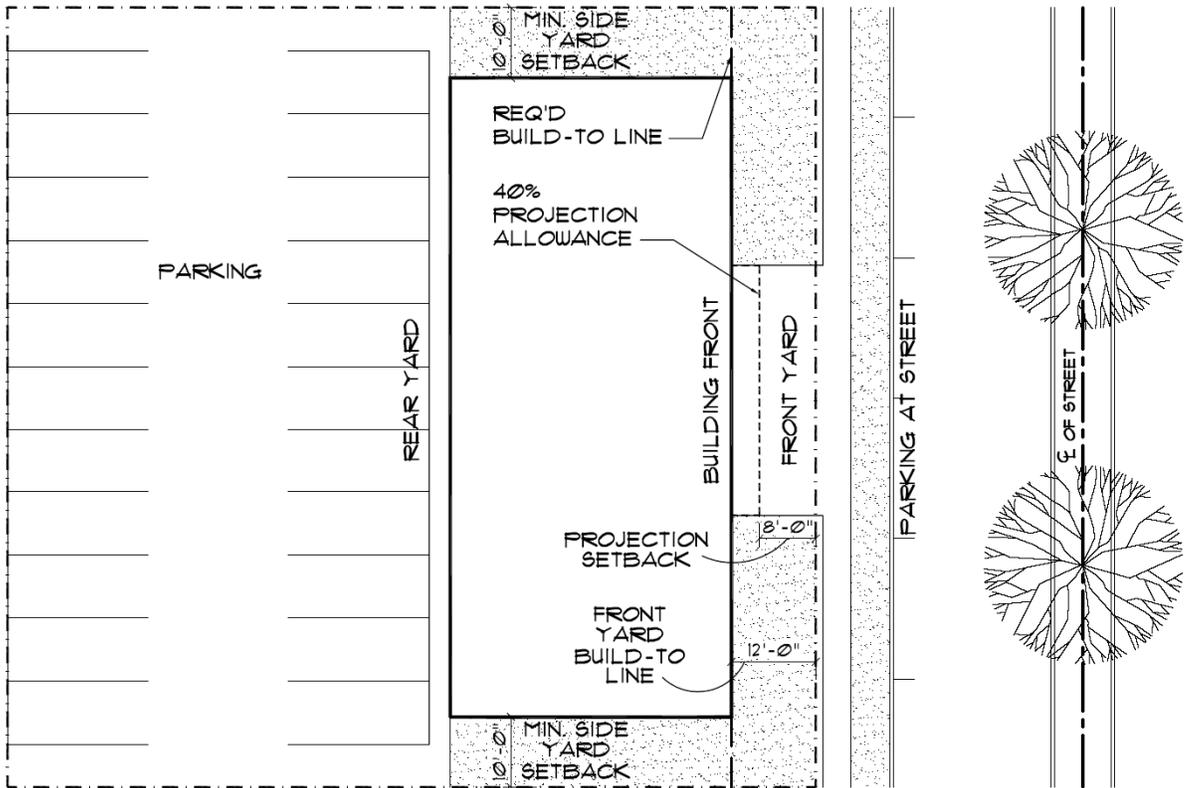
- All parking lots shall be paved with asphalt.
- Street parking, whether parallel or diagonal, is encouraged at the building fronts.
- A ratio of one parking space per 300 square feet (1:300 s.f.) shall be adhered to when developing a site. Any adjacent street parking (parallel or diagonal) may be counted towards this ratio.

Building Use

- Building use will be primarily office.
- Emphasis placed on the pedestrian, ensuring a safe and interesting sidewalk.

Elevations

- All building elevations (front, sides and rear) and general massing to conform to Towne Center Architectural Guidelines.
- See Towne Center Architecture Notebook for building materials and style ideas.



TYPICAL LOT - REAR PARKING LOTS

Office Building Standards

Typical Building Analysis for Parking Requirements

- Street Parking 6 spaces
 Parking Lot 22 spaces
 28 total parking spaces

- Allowable Building Square Footage: number parking spaces x parking ratio (1:300 s.f.)
 28 parking spaces x 300 s.f. = 8,400 square feet allowed

C. Health and Fitness Center Lot Standards

Front Yard/ Front Side Yard Standards

- Minimum of 90% of the front façade must extend to the build-to line unless a courtyard or other design is approved by the developer.
- Façade projections (projections include: signage, awnings, lighting, stoops, pilasters, cornices and anything approved by the developer) beyond the build-to line are allowed but must be approved by the developer.
- Front sidewalk to connect directly to public walkway and may be continuous along building front.
- Street trees will be provided by developer at owner's expense. Protection during construction will be provided by the builder at the owner's expense. Trees may be required to be in tree lawn or sidewalk protected by grates.
- Foundation landscaping to be within 6'-0" of building front.
- Street furniture (ex.: urns, bench, sculptures, signage, etc) may occur on sidewalks.

Rear/ Side Yard Standards

- Landscape screening required adjacent to residential property, and hedge row required along Highway 40.
- Rear and side façades may be constructed of detailed tilt-up slab. Trim materials to match front and sides. Glazed entrances are optional.
- Dumpsters must be enclosed with masonry walls.

Allowable Building Area

- Area of building enclosed by a roof.
- Lot sizes to be determined by meets and bounds survey.

Building Front

- The building front refers to the building structure at the front build-to line. Elements that compose the building front are described in the Towne Center Architecture Notebook.
- Buildings must be a minimum two stories tall.
- While the architecture of the health and fitness center will allow for detailing and materials commonly used today, however, the character of all the buildings should recall a traditional style through the correct use of materials, window proportions and building massing.

Parking

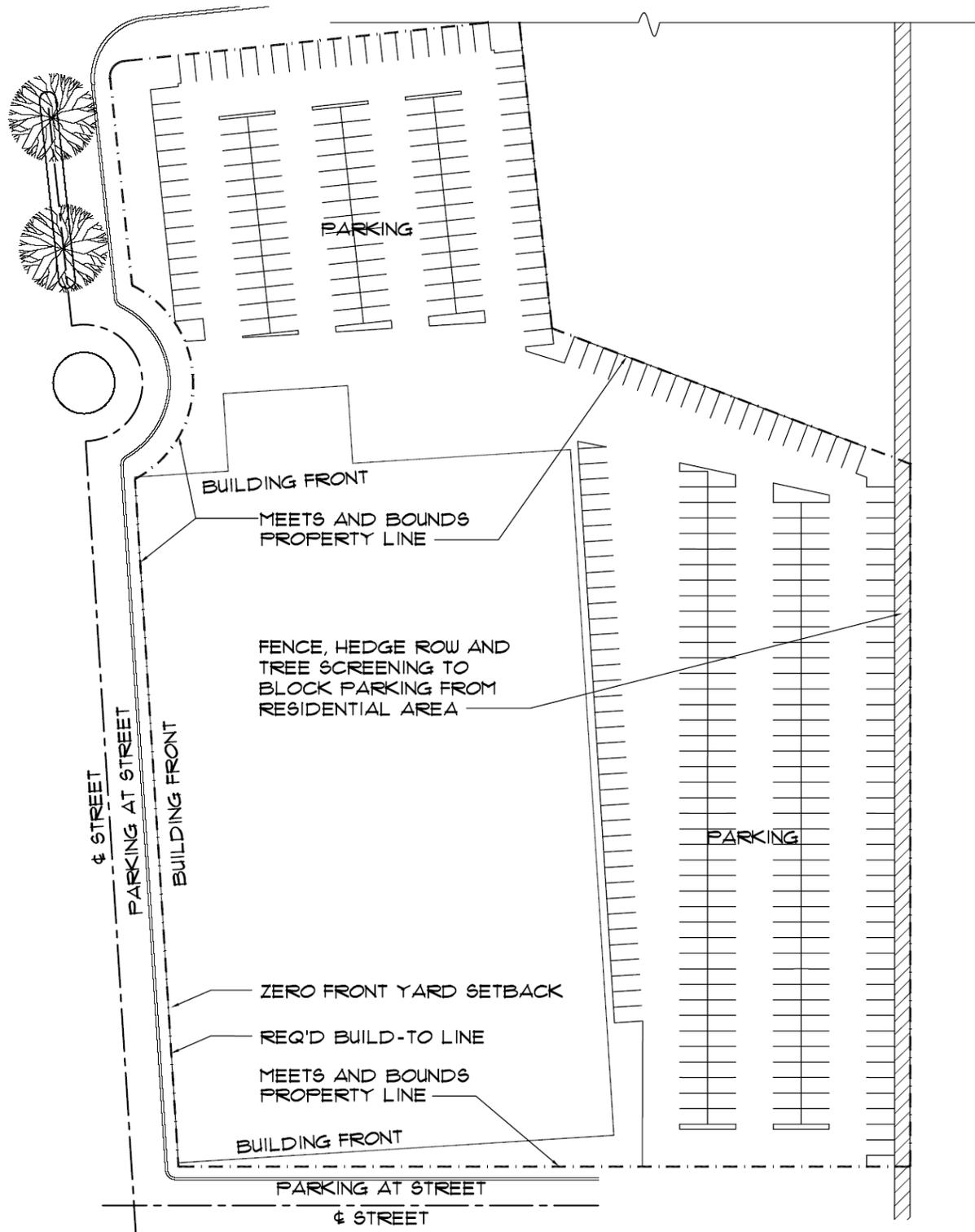
- Primary parking lots to be in side or rear yards.
- Front yard parking will be permitted to be located behind the property line and screened from all parking areas adjacent to public streets. Screening to be landscaped with a hedge row, trees and fence when adjacent to residential property.
- All parking lots shall be paved with asphalt.
- Street parking, whether parallel or diagonal, at the building fronts.
- The parking ratio will be per the user's requirements. Any adjacent street parking (parallel or diagonal) may be counted towards this requirement.

Building Use

- Building use will be primarily a health and fitness center. Other uses will include retail, restaurant and entertainment services.
- Initial building program outline included from developer.
- Emphasis placed on the pedestrian, ensuring a safe and interesting sidewalk.

Elevations

- All front and front side building elevations and general massing to conform to Towne Center Architectural Guidelines.
- See Towne Center Architecture Notebook for building materials and style ideas.



Health and Fitness Center Standards

Health and Fitness Center Proposed Building Use:

CONTINUUM CLUBS					
CLAYTON PROACTION ARENA SPACE PLAN					
PRELIMINARY AND ILLUSTRATIVE					
			Subtotal	Subtotal	Comments
Program	Net SF	Net SF	Net SF	Gross SF	
	Lower Level	Upper Level		15%	
WELLNESS/FITNESS AREAS	Two Story				
Reception/Retail					
Entry		150			
Lobby/Lounge		400			
Reception/Control Desk		150			
Food and Beverage					W/Entertainment Below
Logo Shop & Storage		1,500			
Upper Level Restrooms		400			
Lower Level Restrooms	500				
	500	2,600	3,100	3,565	
Administration					
General Manager Office		120			
Member Services Director		110			
Sales Work Stations (2)		160			
Fitness Director's Office		100			
Fitness Work Stations (4)		200			
Aerobic Staff Office		100			
Aquatic Office	100				
Admin/Secretary		100			
Accounting Office		120			
File Room		80			
Office Machines/Network Server/AV Control		100			
Storage		80			
Staff Meeting/Break Room		300			
Conference Rooms (4)	3,200				
Consulting Rooms (2)		220			
	3,300	1,790	5,090	5,854	
Locker/Shower/Restroom Facilities					
Men's	2,500				
Women's	2,500				
Boys					TBD
Girls					TBD
Jacuzzis, Saunas & Steams (M&W)	1,200				

North Clayton Development Standards

	Assisted/Family Changing Rooms	800				
		7,000		7,000	8,050	
Day Spa						
	Reception/Waiting/Retail		300			
	Spa Office		100			
	Massage (3)		340			
	Treatment Rooms (3)		340			
	Manicure/Pedicure		200			
	Storage		100			
			1,380	1,380	1,587	
Fitness Facilities						
	Main Exercise Studio		1,800			
	Second Exercise Studio		1,000			
	Spinning Studio		800			
	Studio Storage		300			
	Free Weights		2,000			
	Machine Weights		2,800			
	Cardiovascular Equipment		3,200			
	Stretching Area		200			
	Personal Training/Testing		3,000			
	Fitness Desk		80			
	Walk/Jog Track - 8 Laps/Mile		6,740			
	Climbing Wall					TBD
	Gym					Shared Within Arena
	Gym Storage					Shared Within Arena
		0	21,920	21,920	25,208	
Aquatic Facilities						
	Water Recreation Pool					Future Option
	Lap Pool (42'x75' - 6',11',6',6' Deck)	5,000				
	Warm Water Pool (20'x35', 6' Deck)	1,500				
	Aquatic Storage	200				
		6,700		6,700	7,705	
Support Facilities						
	Towel Holding & Laundry	300				
	Housekeeping Closets (2)	60	60			
	Housekeeping Storage	100				
	Maintenance Shop		275			
	General Storage	300				
	Elevator	150	150			
	Mechanical Machine Rooms	350				

North Clayton Development Standards

Electrical Panel Rooms	50	50			
Telephone Switch	100				
Pool Machine Room	1,000				
	2,410	535	2,945	3,387	
Children's Facilities					
Child Care		1,250			
Game/Party Rooms					W/ Entertainment Below
Kids Gym					TBD
Storage		100			
		1,350	1,350	1,553	
TOTAL WELLNESS/FITNESS	19,910	29,575	49,485	56,908	
MAJOR TENANT AREAS					
Wellness/Fitness	19,910	29,575	49,485	56,908	
Basketball/Volleyball (8/16)	60,000		60,000	69,000	
Circulation/Spectating	3,000	6,000	9,000	10,350	
MOB/Retail	10,000	5,000	15,000	17,250	
F&B/Entertainment	13,500	1,500	15,000	17,250	
	106,410	42,075	148,485	170,758	
Sub Total Two Story	65,000				
	41,410				
Gross Up Percentage				15%	
OUTDOOR FACILITY OPTIONS					
Kids Play Ground	1,360				
Sand Volleyball	4,000				
Outdoor Walk/Jog Track	1-Mile				

IV. RETAIL SIGN STANDARDS

Sign Type A.1 (Wall Mounted or Painted Signs) – Front Elevation

- The sign shall be affixed to the front façade of the building and shall project no more than 8” outward from the wall to which it is attached, unless otherwise approved.
- Area of the signboard is not to exceed 10 square feet.
- Signs shall not extend above the base of the second floor parapet, eave, or building façade.
- Height of lettering, numbers or graphics shall not exceed 15”.
- Limited to one sign per business establishment on each building façade fronting a street.
- Signage may be simple letters applied directly to the building façade without a signboard. Maximum letter height not to exceed 15” tall.

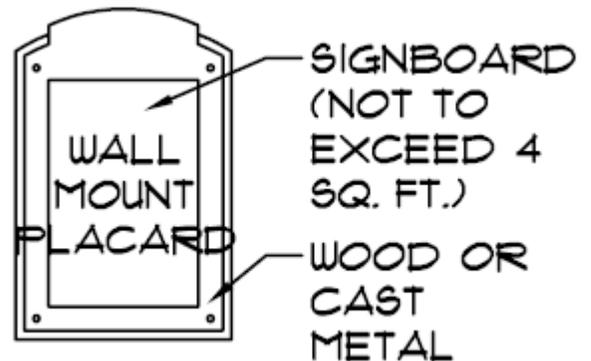
Sign Type A.2 (Wall Mounted or Painted Signs) – Side or Rear Elevation

- One wall mounted sign, not exceeding 6 sq. ft. in area, shall be permitted on any side or rear entrance open to the public. Such wall signs may only be lighted during operating hours of the business.
- Signage may be simple letters applied directly to the building façade without a signboard. Maximum letter height not to exceed 15” tall.



Sign Type B (Wall Mounted Building Directory Sign)

- The sign shall be located near the entrance.
- The sign shall project outward from the wall no more than 4”.
- The area of the signboard shall not exceed 4 sq. ft.

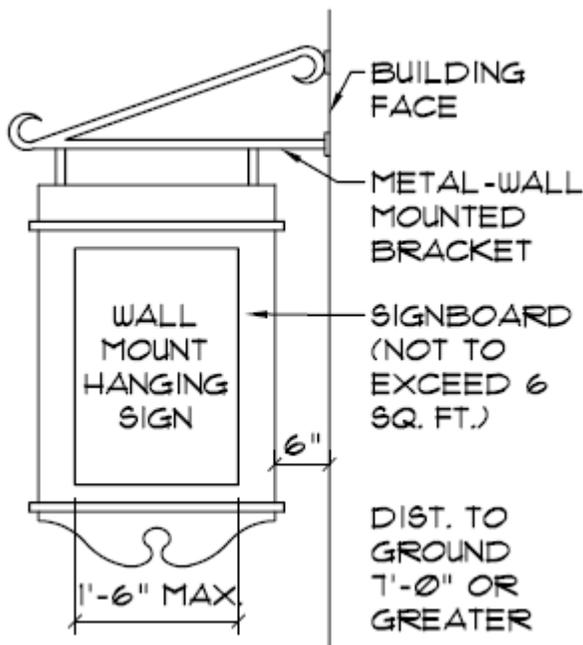


Sign Type C (Projecting Signs Mounted Perpendicular to the Building Wall)

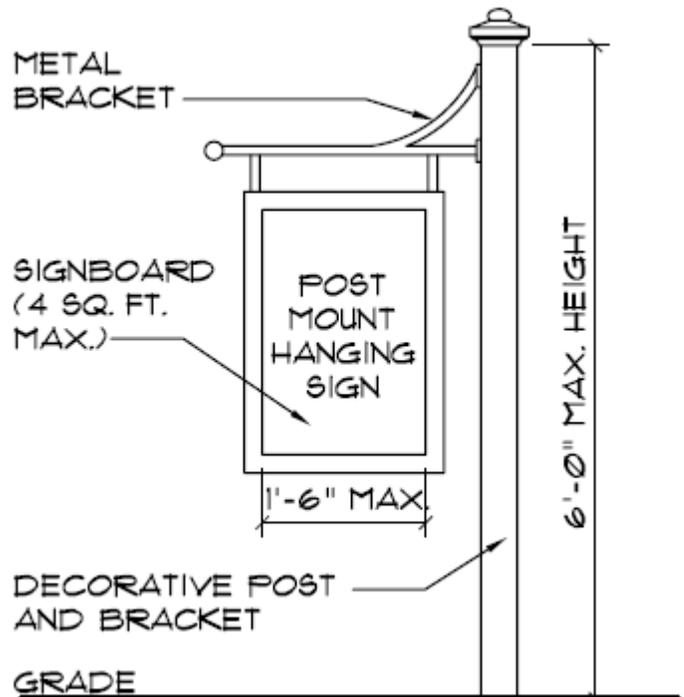
- The signboard shall not exceed an area of 8 sq. ft. unless it is a corner sign in which case the area of the sign shall not exceed 12 sq. ft.
- The distance from the ground to the lower edge of the signboard shall be 5'-0" or greater.
- Location of sign to be approved.
- The distance from the building to the signboard shall not exceed 6".
- The width of the signboard shall not exceed 1'-6", however, decorative elements may project beyond.
- The height of the lettering, number or graphics shall not exceed 8".
- Limited to one sign for each ground floor business establishment. Projecting signs are not permitted in conjunction with free-standing or tree lawn signs.
- The sign shall be supported with a decorative post and bracket.

Sign Type D (Tree Lawn Signs, Including Icon Signs, Installed on a Pole in a Tree Lawn)

- The sign is located in a tree lawn near the entrance to the building.
- The signboard shall not exceed an area of 6 sq. ft.
- Location of sign to be approved.
- The width of the signboard shall not exceed 24".
- Limited to one sign for each ground floor business establishment. Tree lawn signs are not permitted in conjunction with free standing or projecting signs.
- The sign to be supported with decorative post and bracket.



Sign Type C



Sign Type D

V. RESIDENTIAL ARCHITECTURAL GUIDELINES

A. Vision

The Architectural Guidelines of the North Clayton Development aim to establish an architectural quality in all aspects of the neighborhood that recalls traditional architectural styles and neighborhoods. An emphasis will be placed on the accuracy of the architectural styles of the buildings as well as the quality of the materials used. The types of architecture used should recall a traditional or historical architectural style. Refer to the Architectural Styles Notebook for more information.

B. Building Placement

See Lot Standards for Building Placement information.

C. Building Massing

The building massing (width, depth and height of a building) is largely controlled by the Architectural Guidelines. Building massing is to be neo-traditional in character and shall recall traditional architectural styles. Architectural styles are to be interpreted in proportion, detail and scale. In all cases, the garage is to be de-emphasized by locating it off rear lanes, orienting garage for side entry, or setback behind the building front. Diversity in architectural style and building massing is encouraged to create variety and interest in the overall streetscape.

D. Facades

Facades must have a defined base or foundation, middle or wall mass, and termination formed by a pitched roof or top with an articulated cornice fitting the architectural style. The 'front façade' shall include the building front and side elevation to the first offset. The front façade shall be of consistent character and materials.

Building Base or Foundation:

1. All residential buildings must be raised above the sidewalk grade, see Lot Standards for specific heights.
2. Exposed foundation walls of the front facade greater than 8" above grade must be covered with an approved façade material.
3. Approved exposed foundation materials:
 - a) Front of the building and side to first offset: brick or stone;
 - b) Rear and sides beyond offset: concrete block, poured in place concrete, brick or stone.

Building Middle or Wall Mass:

1. The building middle shall be articulated and fenestrated in a manner appropriate to the architectural style of the building. (See Architectural Guidelines.)

2. When a façade is constructed of more than one material along the length of the façade, changes in material shall occur only at the massing offsets in the vertical plane.
3. When a façade is constructed of more than one material within the same plane, the material change shall occur only along a horizontal plane (not in a vertical or diagonal line). The heavier (in reference to weight) of the two materials shall always be placed beneath the lighter material.
4. The triangular area of gabled walls may be a dissimilar material than the lower portion of the wall if appropriate to the style of the structure. Otherwise, the full height gabled wall should be finished with a consistent material.

Exterior trim and façade materials are listed below. Final exterior colors are to be approved.

Approved Exterior Building Materials:

1. Wood or Wood Composite (painted or stained),
2. Quarried Stone,
3. Cast Stone,
4. Manufactured Stone,
5. Brick,
6. Cementitious Stucco,
7. EIFS, and
8. Fiber cement Siding.

All other materials must be submitted to the design review committee for approval.

Approved Exterior Trim Materials:

1. Wood or Wood Composite (painted or stained),
2. EIFS,
3. High-density polymer (Azek, Fypon, or approved equal),
4. Fiberglass molded millwork, ~~and~~
5. Fiber Cement Trim,
6. Interlocking factory finished vinyl soffit panels installed perpendicular to roof fascia, not to exceed 16" panel width (only approved for roof overhang soffits), and
7. Interlocking factory finished metal soffit panels installed perpendicular to roof fascia, not to exceed 16" panel width (only approved for rood overhang soffits).

All other materials must be submitted to the design review committee for approval.

Not Approved Exterior Materials:

1. Aluminum Siding,
2. Vinyl Siding,
3. Panel Siding,
4. Concrete Block,
5. T-111, and
6. Other materials of similar quality/style as determined by the Director of Zoning.

Building Top:

1. Cornice to be articulated in character with the architectural style of the house. On a pitched roof, a minimum cornice height (frieze board) of 12" is required.

On a flat roof, a minimum cornice height of 24” is required unless something smaller is appropriate to the architectural style. Approved cornice materials include:

- a) Wood,
 - b) EIFS,
 - c) High-density polymer (Azek, Fypon, or approved equal),
 - d) Faux Stucco, and
 - e) Metal.
2. Cornice termination into sloped roof to be appropriate to the architectural style of the building. Approved roof materials include:
- a) Fiberglass shingles,
 - b) Metal,
 - c) Slate,
 - d) Tile, and
 - e) Shakes.
- Does not include tar and gravel.
3. Cornice termination into a flat or low-pitched roof must be appropriate to the architectural style and building type. Approved flat-roof materials:
- a) Non-ballasted membrane roofing system,
 - b) Does NOT include gravel ballasted low-slope roofs, and
 - c) Metal.

E. Porches

Porches are to be consistent with the architectural style of the home. Porches must have finished ceilings, exposed beams or exposed rafters, as is appropriate to the style of the house.

Porch floors shall be wood, concrete, brick, stone, concrete pavers or tile finished on all exposed sides. Posts, columns, balustrades and handrail materials shall be wood, high density polymer (HDP), fiberglass, aluminum or ornamental iron appropriately scaled to the façade and consistent with the style of the home. All exposed surfaces shall be painted.

F. Entrances

All primary entrances shall be highly articulated by architectural elements appropriate to the architectural style. All such elements incorporated into the design shall be consistent with the architectural style, materials and details of the building as a whole.

The location, proportion and style of the doors, sidelights, trim and transoms must be appropriate to the architectural style of the building. To give the appearance of a custom home, doors may be constructed of wood, embossed steel, fiberglass with wood veneer or glass. Storm and screen doors shall be full view (single lite) without decorative trim. Front stoops (horizontal surface and steps) shall be brick, concrete or stone pavers. All exposed edges shall be finished. Side and rear stoop/steps are permitted to be detailed in unfinished, preservative treated lumber.

G. Windows (Fenestration)

A critical feature of any architectural style is the window design. Fenestration shall be architecturally compatible with the building style in placement, proportion, variation in window size, materials, trim details and type (ex.: double hung, casement). Detailing number of panes of glass, trim details, whether it has shutters, etc. should be consistent with the style of the building.

Windows shall be built of wood, vinyl or wood-clad. Glass shall be clear (free of color and reflective coatings) except where stained or art glass is appropriate to the style. The use and location of any glass block or translucent glass is to be approved. Tinted glass may be used in solariums if not visible from the public realm. Snap-in muntins are permitted in lieu of actual muntins if the surface facing the exterior is painted to match the exterior sash.

H. Exterior Trim

Cornices, corner boards, rakes, pediments, window trim, balustrades, brackets and other trim features are defining characteristics of the various architectural styles and must be included in the design of the structure. Scale and detail of all trim to be appropriate to the character of the house and shall be approved.

I. Roofs

The pitch, shape and mass of a roof are critical in successfully translating an architectural style. Roof pitches must be consistent with the style of the structure. Flat roofs, if necessary to achieve a specific architectural style, are permitted if edged by a railing, parapet or cornice appropriate to that style.

1. Roof materials and colors are to be approved.
2. Rake details must match the house style and are to be approved.
3. All roof penetrations (except chimneys) must be painted to match roof color although copper metal may be left unpainted.
4. Metal gutters and downspouts are to be pre-finished or painted to match adjacent building materials.

J. Dormers, Gables, Bays and Towers

Dormers, gables, bays and towers are to match the architectural style of the building. The proportion and detailing of dormers is critical to the successful articulation of the roof line. Towers protruding from and above the main building mass may exceed the height of the building by one story. Location and scale of such features are to match the house character in style and material.

K. Chimneys

Chimneys must be placed appropriately per style of the home. Exposed surfaces of all chimneys in front facades must be brick, stone or stucco. Exposed metal flues cannot occur in the front façade of the building. They must be located on the rear of the building painted to match adjacent surfaces or enclosed in a wood chase and capped with the appropriate flue termination cap.

L. Exterior Colors

All exterior colors shall be consistent with the architecture style of the home.

1. Acceptable Colors

- a) Subdued tones shall be the existing dominant color theme and are the preferred choice in building colors for main color and accent,
- b) Traditional building colors are acceptable,
- c) Exterior colors shall harmonize with the entire Village of North Clayton, not just those in immediate vicinity, and
- d) Wood stains shall project a 'natural' wood appearance.

2. Unacceptable Colors

- a) Bold or bright colors,
- b) High gloss paints,
- c) Fluorescent, neon, day-glo, or similar,
- d) Colors that are in discord with the surrounding area,
- e) Colors that overpower the surrounding,
- f) Primary colors including, pure red, yellow, blue, green, purple, orange, black, white shall not be the primary color in a color theme, and
- g) Metallic colors including, gold, silver, and bronze.

3. Color Coordination

- a) Color themes must harmonize,
- b) Color palettes shall not be repetitive of those structures immediately adjoining and adjacent to the property, and
- c) Colors and material of the entire structure shall blend to create an attractive and harmonized appearance.

VI. TOWNE CENTER ARCHITECTURAL GUIDELINES

A. Vision

The Architectural Guidelines of the North Clayton Development aim to establish an architectural quality in all aspects of the neighborhood that recalls traditional architectural styles and neighborhoods. An emphasis will be placed on the accuracy of the architectural styles of the buildings as well as the quality of the materials used. The types of architecture used should recall a traditional or historical architectural style. Refer to the Towne Center Architecture Notebook for more information.

B. Building Placement

See Lot Standards for Building Placement information.

C. Building Massing

The building massing (width, depth and height of a building) is largely controlled by the Architectural Guidelines. Building massing is to be neo-traditional in character and shall recall traditional architectural styles. Architectural styles are to be interpreted in proportion, detail and scale. In all cases, parking lots are to be de-emphasized by locating them in rear and side yards or behind appropriate landscape screening. Diversity in architectural style and building massing is encouraged to create variety and interest in the overall streetscape.

D. Facades

Facades must have a defined base or foundation, middle or wall mass, and termination formed by a pitched roof or top with an articulated cornice fitting the architectural style. The architecture must remain consistent in quality, style and materials on all four sides unless otherwise noted in Building Lot Standards.

Building Base or Foundation:

See sheet 62 for Village Core/Retail specifications.

See sheet 63 for Office specifications.

Building Middle or Wall Mass:

1. The building middle shall be articulated and fenestrated in a manner appropriate to the architectural style of the building.
2. When a façade is constructed of more than one material within the same plane, the material change shall occur only along a horizontal plane (not in a vertical or diagonal line). The heavier (in reference to weight) of the two materials shall always be placed beneath the lighter material.
3. The triangular area of gabled walls may be a dissimilar material than the lower portion of the wall if appropriate to the style of the structure. Otherwise, the full height gabled wall should be finished with a consistent material.

See sheet 62 for Village Core/Retail specifications.

See sheet 63 for Office specifications.

Exterior trim and façade materials are listed below. Final exterior colors are to be approved.

Approved Exterior Building Materials:

1. Wood or Wood Composite (painted or stained),
2. Quarried Stone,
3. Cast Stone,
4. Manufactured Stone,
5. Brick,
6. Cementitious Stucco,
7. EIFS, and
8. Fiber cement Siding.

Approved Exterior Trim Materials:

1. Wood or Wood Composite (painted or stained),
2. EIFS,
3. High-density polymer (Azek, Fypon, or approved equal),
4. Fiberglass molded millwork, and
5. Fiber Cement Trim.

All other materials to be submitted for approval.

Storefront Materials:

1. Metal,
2. Glass,
3. Masonry, and
4. Wood.

Not Approved Exterior Materials:

1. Aluminum Siding,
2. Vinyl Siding,
3. Panel Siding,
4. Concrete Block,
5. T-111, and
6. Other materials of similar quality/style as determined by the Director of Zoning.

Building Top:

1. Cornice to be articulated in character with the architectural style of the building. On a pitched roof, a minimum cornice height (frieze board) of 18" is required. On a flat roof, a minimum cornice height of 24" is required unless something smaller is appropriate to the architectural style. Approved cornice materials include:
 - a) Wood,
 - b) EIFS,
 - c) High-density polymer (Azek, Fypon, or approved equal),
 - d) Faux Stucco, and

- e) Metal.
2. Cornice termination into sloped roof to be appropriate to the architectural style of the building. Approved roof materials include:
 - a) Fiberglass shingles,
 - b) Metal,
 - c) Slate,
 - d) Tile, and
 - e) Shakes.Does not include tar and gravel.
 3. Cornice termination into a flat or low-pitched roof must be appropriate to the architectural style and building type. Approved flat-roof materials:
 - a) Non-ballasted membrane roofing system
 - b) Does NOT include gravel ballasted low-slope roofs.

See sheet 62 for Village Core/Retail specifications.

See sheet 63 for Office specifications.

E. Porches

Porches (includes courtyards, loggias and colonnades) are to be consistent with the architectural style of the building. Covered porches must have finished ceilings, exposed beams or exposed rafters, as is appropriate to the style of the building.

Porch floors shall be wood, concrete, brick, stone, concrete pavers or tile finished on all exposed sides. Posts, columns, balustrades and handrail materials shall be wood, high density polymer (HDP), fiberglass, aluminum, masonry, or ornamental iron appropriately scaled to the façade and consistent with the style of the building. All exposed surfaces that are not masonry shall be painted.

F. Entrances

All primary entrances shall be highly articulated by architectural elements appropriate to the architectural style. All such elements incorporated into the design shall be consistent with the architectural style, materials and details of the building as a whole.

The location, proportion and style of the doors, sidelights, trim and transoms must be appropriate to the architectural style of the building. Doors may be constructed of wood, metal, fiberglass with wood veneer or glass. Front stoops (horizontal surface and steps) shall be brick, concrete or stone pavers. All exposed edges shall be finished.

G. Windows (Fenestration)

A critical feature of any architectural style is the window design. Fenestration shall be architecturally compatible with the building style in placement, proportion, variation in window size, materials, trim details and type (ex.: double hung, casement). Detailing number of panes of glass, trim details, whether it has shutters, etc. should be consistent with the style of the building.

Windows shall be built of metal or wood-clad. Glass shall be clear (free of color and reflective coatings) except where stained or art glass is appropriate to the style. The use and location of any glass block, tinted glass, or translucent glass is to be approved. Snap-in muntins are permitted in lieu of actual muntins if the surface facing the exterior is painted to match the exterior sash.

Storefront glazing to be a minimum of 10'-0" high above the finished floor. All storefront glass shall have a minimum 18" high kickplate below the window.

H. Exterior Trim

Cornices, corner boards, rakes, pediments, window trim, balustrades, brackets and other trim features are defining characteristics of the various architectural styles and must be included in the design of the structure. Scale and detail of all trim to be appropriate to the character of the building and shall be approved.

I. Roofs

The pitch, shape and mass of a roof are critical in successfully translating an architectural style. Roof pitches must be consistent with the style of the structure. Flat roofs, necessary to achieve a specific architectural style, are permitted if edged by a parapet or cornice appropriate to that style.

1. Roof materials and colors are to be approved.
2. Rake details must match the building style and are to be approved.
3. All roof penetrations (except chimneys) must be painted to match roof color although copper metal may be left unpainted.
4. Metal gutters and downspouts are to be pre-finished or painted to match adjacent building materials.

J. Dormers, Gables, Bays and Towers

Dormers, gables, bays and towers are to match the architectural style of the building. The proportion and detailing of dormers is critical to the successful articulation of the roof line. Towers protruding from and above the main building mass may exceed the height of the building by one story. Location and scale of such features are to match the building character in style and material.

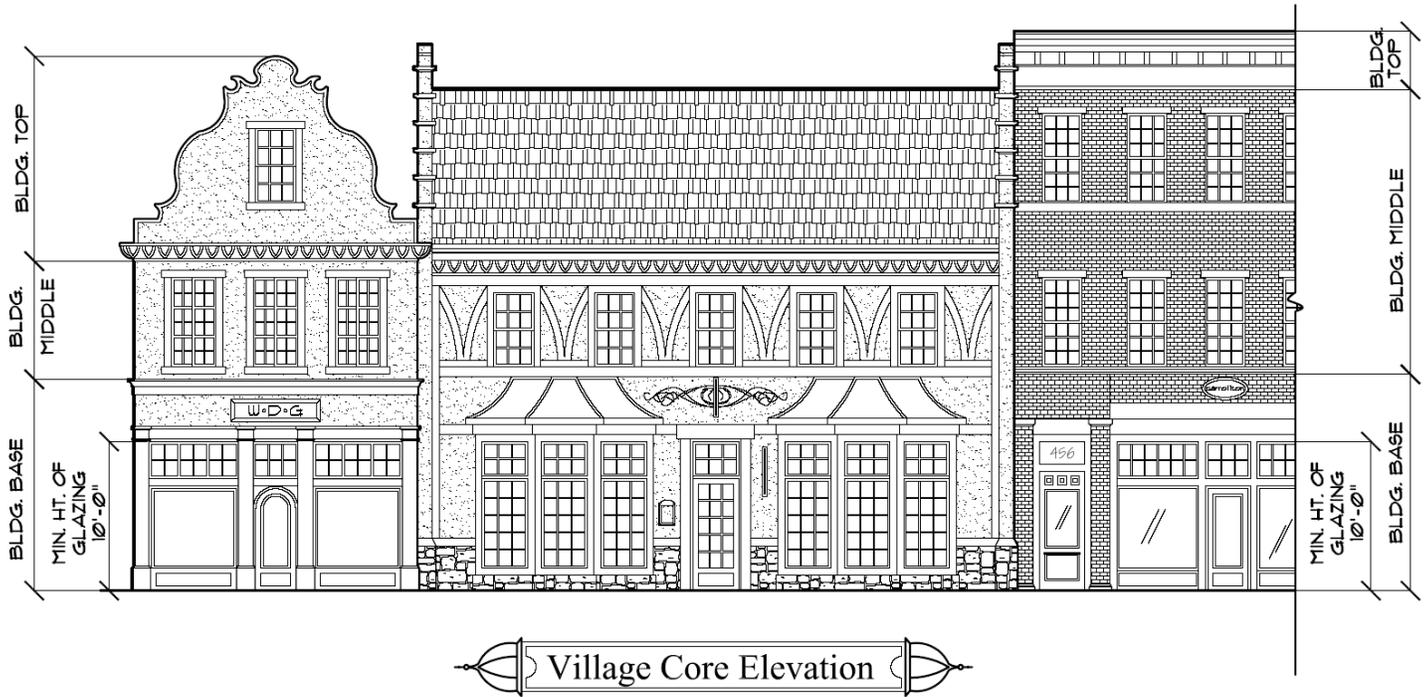
K. Chimneys

Chimneys must be placed appropriately per style of the building. Exposed surfaces of all chimneys must be brick, stone or stucco. Exposed metal flues cannot occur in the front façade of the building. They must be located on the rear of the building painted to match adjacent surfaces.

L. Exterior Colors

All exterior colors shall be consistent with the architecture style of the structure.

1. Acceptable Colors
 - a) Subdued tones shall be the existing dominant color theme and are the preferred choice in building colors for main color and accent,
 - b) Traditional building colors are acceptable,
 - c) Exterior colors shall harmonize with the entire Village of North Clayton, not just those in immediate vicinity, and
 - d) Wood stains shall project a 'natural' wood appearance.
2. Unacceptable Colors
 - a) Bold or bright colors,
 - b) High gloss paints,
 - c) Fluorescent, neon, day-glo, or similar,
 - d) Colors that are in discord with the surrounding area,
 - e) Colors that overpower the surrounding,
 - f) Primary colors including, pure red, yellow, blue, green, purple, orange, black, white shall not be the primary color in a color theme, and
 - g) Metallic colors including, gold, silver, and bronze.
3. Color Coordination
 - a) Color themes must harmonize,
 - b) Color palettes shall not be repetitive of those structures immediately adjoining and adjacent to the property, and
 - c) Colors and material of the entire structure shall blend to create an attractive and harmonized appearance.



Building Base

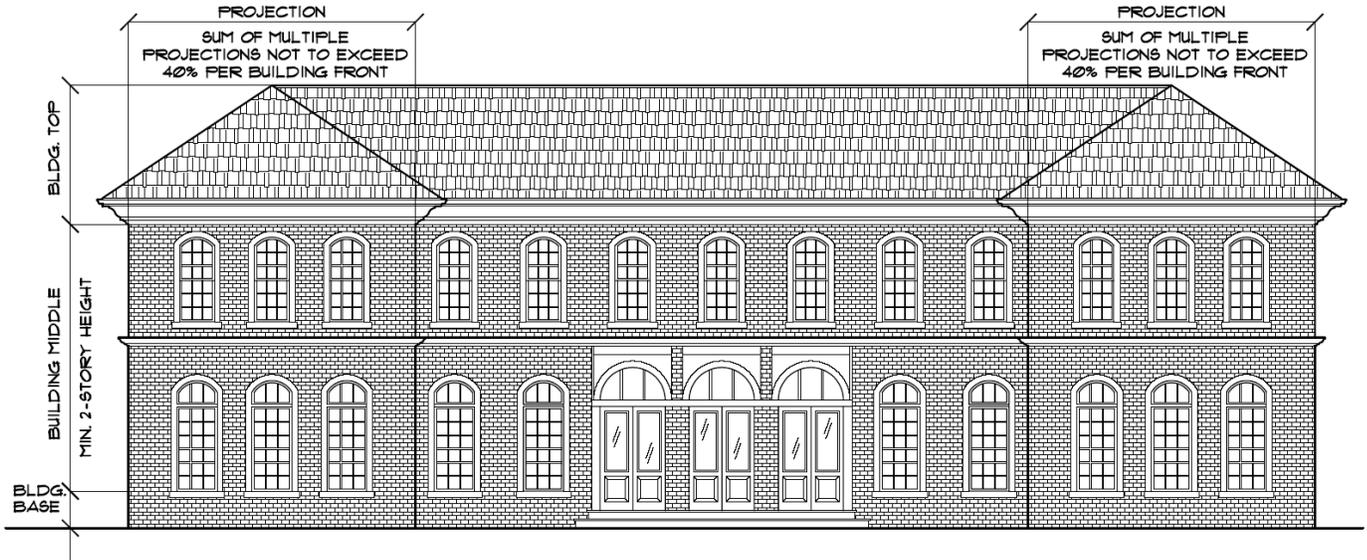
- Refers to the bottom portion of the building that includes the first floor and the storefronts.
- First Floor Glazing: Storefront windows, bay windows, and grouped punched openings are appropriate. All glass to be vertical in proportion.
- Pedestrian scale signage (sign types B and C) can be mounted perpendicular or parallel to front façade.
- Front entrance can be flush, recessed or projected 24" maximum.

Building Middle

- Material change allowed and may extend to building base in order to define openings and entrances.
- Upper floor is to have punched window openings.
- Window types and styles may vary from one module to the next.
- Middle portion of building must vertically organize with the building base.

Building Top

- Cornice line change in materials and detailing is required and should be minimum 24" high.
- Variation is encouraged from façade bay to façade bay.
- Roof line may be single slope, low pitched roof concealed with a front parapet or higher pitched gable roofs with detailed cornice or front gable.



Office Building Elevation

Building Base

- To be articulated by a defined horizontal line a minimum of 18” above grade.

Building Middle

- First Floor Glazing: Doors, bay windows and grouped window openings are appropriate. All glass to be vertical in proportion.
- Upper floor is to have punched window openings. Two-story entrance foyers must appear as single-story entrances from the exterior of the building.
- Pedestrian-scale signage can be mounted parallel or perpendicular to front façade. Maximum area of sign to be 30 square feet. Location of sign to be approved.
- Side and rear elevations are to be consistent with the front elevation so the building appears as a complete whole.

Building Top

- Cornice materials may be constructed of wood or masonry. May not have an uninterrupted vertical surface more than 18” high.

APPENDIX

A. Definitions

Yard, Front An open space extending the full width of the lot between a building and the front lot line.

Yard, Front Side An open space extending the full width of the lot between a building and the side lot line adjacent to a street.

Yard, Rear An open space extending the full width of the lot between a building and the rear lot line.

Yard, Side An open space extending from the front yard to the rear yard between the building and the nearest side lot line.

B. Acceptable Street Trees

The following is a list of pre-approved tree species within the tree lawn. Other species will be considered on a case by case basis.

Homestead Elm *Ulmus 'Homestead'*

Height: 55', Shape: 35', Shape: Upright, arching, narrow oval.

Honeylocust *Gleditsia Triacanthos 'Skycole'*

Height: 45', Spread: 35', Shape: Broadly pyramidal.

Maple *Acer platanoides 'Ezestre'*

Height: 40', Spread: 20', Shape: Pyramidal to narrow oval.

Maple *Acer x freemanii 'Celzam'*

Height: 50', Spread: 35', Shape: Broadly oval.

Maple *Acer x freemanii 'DTR 102' PP 7655*

Height: 50', Spread: 40', Shape: Broadly oval.

Maple *Acer x freemanii 'Firefall' PP 15593*

Height: 50', Spread: 35', Shape: Upright oval.

Maple *Acer x freemanii 'Jeffersred'*

Height: 50', Spread: 40', Shape: Upright branching, broadly oval.

Maple *Acer x freemanii 'Marmo'*

Height: 55', Spread: 45', Shape: Upright, oval.

Maple *Acer x freemanii 'Sienna' PP 11322*

Height: 50', Spread: 35', Shape: Pyramidal.

Oak *Quercus robur x alba 'JFS-KW1QX'*

Height: 45', Spread 14', Shape: Narrow, columnar.

Shingle Oak *Quercus imbricaria*

Height: 50', Spread 40', Shape: Broadly oval.

White Oak *Quercus bicolor*

Height: 45', Spread: 45', Shape: Rounded, open.