



A Traditional Neighborhood Development

ARCHITECTURAL GUIDELINES
for
Village Edge

General Instructions

Building Use:

ALL TYPES SHALL PERMIT RESIDENTIAL USE AT ALL STORIES OF THE PRINCIPAL STRUCTURE.

Civic Uses:

SITES SHALL BE RESERVED FOR CIVIC BUILDINGS AS SHOWN IN THE REGULATING PLAN.

Outbuilding:

OUTBUILDINGS SHALL PERMIT LIVING AND LIMITED OFFICE USE (A MAXIMUM SIZE OF 500 SF).

Parking:

HORSESHOE DRIVES ARE ALLOWED ONLY ON THE LOT FRONTAGES OF ESTATE LOTS WHICH ARE NOT ALLEY LOADED.

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Horizontal Placement Instructions

Façade:

THE PLACEMENT OF THE FAÇADE AT THE FRONT SETBACK, SHALL BE MANDATORY UNLESS OTHERWISE SHOWN. BUILDINGS SHOULD SHOW NO MORE THAN FOUR CORNERS TO THE FRONTAGE. BUILDINGS ON CORNER LOTS SHALL PRESENT PRIMARY FAÇADES TO BOTH STREETS.

Fences and Garden Walls:

WHERE PROVIDED, FENCES AND GATES SHALL BE BUILT ON THE PRIMARY FRONTAGE LINE ONLY. GARDEN WALLS AND GATES SHALL NOT BE BUILT ON THE FRONTAGE LINE BUT MAY BE BUILT ON THE FRONT SETBACK LINE. BUILDINGS ON CORNER LOTS MAY BUILD A GARDEN WALL AND GATES AT ON ONLY ONE OF ITS FRONTAGE LINES WHEN APPROVED BY THE DESIGN REVIEW BOARD IN ADVANCE.

Corner Lots:

BUILDINGS ON CORNER LOTS SHALL HOLD CLEAR A VIEW TRIANGLE DEFINED BY TWO POINTS 30 FEET FROM THE INTERSECTION OF THE CURBS EXTENDED.

Parking:

GARAGES SHALL BE ENTERED FROM THE REAR ALLEY OR LANE, IF PROVIDED. WHERE LOTS ARE NOT ALLEY LOADED, PARKING PLACEMENT SHALL BE A MINIMUM OF 30 FEET BEHIND THE FAÇADE WITH A MAXIMUM OF A SINGLE WIDTH DRIVEWAY NOT EXCEEDING 12 FEET FROM THE FRONTAGE TO THE FAÇADE LINE.

Vertical Placement Instructions

Porches, Balconies, Stoops:

PORCHES BALCONIES AND STOOPS SHALL BE PROVIDED IN ANY ONE OF THE COMBINATIONS SHOWN ON ARCHITECTURAL TYPOLOGIES.

Main Floor:

THE FIRST FLOOR LEVEL SHALL BE ELEVATED ABOVE THE LEADING EDGE OF THE SIDEWALK GRADE AT THE RIGHT OF WAY A MINIMUM OF 2'6".

Main Floor Height:

THE FIRST STORY INTERIOR CLEAR HEIGHT SHALL BE NO LESS THAN 10' NOR MORE THAN 12'.

Maximum Building Height:

2½ STORIES