



*A Traditional Neighborhood Development*

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**ARCHITECTURAL GUIDELINES**  
*for*  
**Village Center**

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***General Instructions***

**Building Use:**

FIRST STORY LEVEL AND RESIDENTIAL OR OFFICE USE AT ALL STORIES ABOVE.

**Civic Uses:**

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

**Outbuilding:**

ALLOWED ONLY AT TOWNHOMES, OUTBUILDINGS SHALL PERMIT LIVING AND LIMITED OFFICE USE (A MAXIMUM SIZE OF 500 SF).

**Parking:**

AUTOMOBILE STORAGE OF ADEQUATE SIZE AND ACCESS SHALL BE PROVIDED WITHIN THE LOT AT THE RATIO OF FIVE PLACES PER 1000 SQUARE FEET OF COMMERCIAL USE AND 1.5 PLACES PER DWELLING UNIT.

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## *Horizontal Placement Instructions*

### Façade:

THE PLACEMENT OF THE FAÇADE AT THE PRINCIPAL FRONTAGE SHALL BE MANDATORY UNLESS OTHERWISE SHOWN, SHOWING NO MORE THAN TWO CORNERS TO THE FRONTAGE.

### Fences and Garden Walls:

IN THE ABSENCE OF BUILDING, GARDEN WALLS AND GATES SHALL BE BUILT ON THE FRONTAGE LINE.

### Corner Lots:

TO BE COORDINATED WITH CITY OF SHREVEPORT LINE OF SITE STUDIES.

### Parking:

PARKING SHOULD BE LOCATED IN THE CENTER OF THE BLOCK. THE PARKING AND SIDEWALK SYSTEM SHALL BE LANDSCAPED TO PROVIDE SHADE AND SHELTER AND A STREET WALL BUFFER. PROVIDE THROUGH-BLOCK CONNECTORS TO PROVIDE ACCESSIBILITY BETWEEN PARKING AND BUILDING FRONTAGES AT INTERVALS NOT TO EXCEED 150 FEET.

## *Vertical Placement Instructions*

### Porches, Balconies, Stoops:

PORCHES, BALCONIES AND STOOPS SHALL BE PROVIDED IN ANY ONE OF THE COMBINATIONS SHOWN IN THE FRONTAGE TYPES.

### Main Floor:

THE FIRST FLOOR LEVEL SHALL BE ELEVATED ABOVE THE SIDEWALK GRADE A MINIMUM OF 2'6" EXCEPT THAT COMMERCIAL USES SHALL BE NEAR SIDEWALK GRADE.

### Main Floor Height:

THE FIRST STORY INTERIOR CLEAR HEIGHT SHALL BE NO LESS THAN 12' NOR MORE THAN 14'.

### Maximum Building Height:

3 STORIES