

BAYSHORE GATEWAY TRIANGLE COMMUNITY REDEVELOPMENT AREA

Updates to single family home designs standards in the Bayshore Gateway Triangle Community Redevelopment Area

These standards are effective as of April 18, 2022 (Ordinance 2022-12). For all standards, see LDC Section 4.02.16.D.

GARAGES, CARPORTS, AND DRIVEWAYS

Garage doors, along the frontage, shall have a maximum width of 16 feet or 45 percent of the total linear frontage of the front facade of the home, whichever is greater.

Garage space may project beyond the front plane of the forward most or street side living space facade only if a front porch is at minimum, flush with the forward most plane of the garage.

MASSING & SCALE

Houses shall include facade variations so that the maximum length, or uninterrupted curve, of any facade does not exceed 30 linear feet. This shall include both fronts of a corner lot.

Facade variations shall be provided through projections and recesses with a minimum depth of two feet.

Roofline offsets shall be provided to lend architectural interest and variety to the massing of a building and to relieve the effect of a single, long roof. The maximum length of an uninterrupted flat roof, on the front facade, shall be 30 linear feet.

MATERIALS

House exteriors shall consist of wood clapboard, stucco finish, cement fiber board products, vinyl siding, brick or stone. Corrugated metal siding may be used as an accent, not to exceed 25 percent of the building's surface area.

Pitched roofs shall be metal seam (5v Crimp, standing seam or similar design; no corrugated metal), slate, copper, asphalt, or wood shingles.

MOBILE HOMES

All mobile homes are required to have the entry facade oriented toward the front of the lot (facing the street or right of way).



Bayshore Gateway Triangle CRA
Bayshore Beautification MSTU
Haldeman Creek MSTU

Creativity in Bloom

For questions or additional information, contact:

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Architectural features are required for single family homes in the Bayshore Gateway Triangle Community Redevelopment Area. These standards are effective as of April 18, 2022 (Ordinance 2022-12). The intent is for single family homes to incorporate features that are common to the Area.

Per Land Development Code Section 4.02.16.D.4.c.iv., the features listed below qualify. Each feature counts as 2 points or 1 point, indicated in the white box. At the time of building permitting, six points are required.

- 2 Metal, tile or slate roof (5v Crimp, standing seam or similar design; no corrugated metal; cannot be on a flat roof to receive points)
- 2 Impact windows and doors throughout the house with exterior window trim (minimum of 3 ½” wide)
- 2 Rear-load, side-loaded garage, or recessed garage
- 2 Front porch
- 1 Awnings
- 1 Decorative shutters
- 1 Dormers
- 1 Balconies or loggias along the front facade
- 1 Decorative cornices or roof line
- 1 Bay, box, and bow windows with independent roofs over windows on the front of house
- 1 Minimum of 12 inch overhang with finished soffit and fascia
- 1 Pitched roof (minimum 4/12 pitch)
- 1 Decorative railings on balconies and front porch
- 1 Decorative exterior wainscoting such as stone, board and batten, and horizontal siding
- 1 Exterior window trim (minimum of 3 ½ inch wide)
- 1 42-inch decorative front yard fence consistent with the architectural style of the principal structure (e.g., white picket fence with cottage style)

- 1 Garage door with windows glazing and/or architectural details that mirror the principal structure
- 1 Front door made from high quality material framed with decorative exterior trim (minimum of 3-½ inch) with incorporated detail such as raised panel profiles and clear glass windows
- 1 Two story home
- 1 6-foot wide sidewalk installed within the right of way
- 1 Gables
- 1 Decorative columns, pillars or posts
- 1 Eaves
- 1 Transoms
- 1 Decorative trellis above garage door, entry door, or window
- 1 Brick or cut stone (natural or cultured) accents or exterior walls
- 1 Elevated foundation with front porch steps
- 1 Brackets (e.g. wood appearing step beam, or heavy timber knee brackets)
- 1 Balconies or loggias
- 1 Cast stone lintels
- TOTAL (6 POINTS REQUIRED)**

