

H-24-78 - Additional BOCC Zoning Conditions

The Perimeter Landscape Buffer to the west along Braemere Drive and the residential portion of the project shall be a 20' buffer consisting of a minimum 6' privacy fence placed internal to the western residential perimeter with natural vegetation and/or supplemental landscaping as necessary to achieve 80% opacity. In addition, the Building Setback to the west along Braemere Drive and the residential portion of the project shall be a minimum of 35', which includes the 20' Perimeter Landscape Buffer and the 15' primary rear setback of proposed residential homes.

Monotony Control: Single-family detached Patio Homes built-for-sale on 30' lots shall be required to address the following requirements to avoid architectural monotony:

1. A proposed home shall have two different architectural features (as defined below) from the two houses on either side of it that face the same street.
2. A proposed home shall differ in architectural features (as defined below) from the house(s) directly across the street (i.e., the house directly across the street, but not diagonal or those on either side of the house directly across the street).
 - a. Architectural Features: To establish a difference in architectural features between homes of the same model type facing a street or mews, a minimum of two (2) architectural features shall differ on such same models built-for-sale on 30-foot lots. These features may include different: colors, materials (e.g., stucco, siding, brick, stone, etc.), elevations, arrangement of openings such as windows and doors, gables and eaves, dentils, cornices, trim, division of lights within windows, variation of building elevation (i.e., height, recessed planes etc.), porches, porticos, dormers, location of garage (left, right, or rear), ornamental or decorative garage doors, ornaments such as medallions, shutters, etc., and color or material of rooftops (e.g., shingles, tiles, etc.). If different models of homes are adjacent to or across from each other, monotony is avoided. In addition:
 - b. For the rear of homes that back-up to or face a street, the differing appearance shall be accomplished, at a minimum, by the reversal of floor plans or changes in material colors.