

Regulation	Green Avenue	Nicholtown	Sterling	Greater Sullivan	West Greenville	Recommendations
Lot						
Width	<i>Not Addressed</i>	50-65 ft. for driveway / 35-50 ft. for alley	<i>Not Addressed</i>	40 ft. for new development	<i>Not Addressed</i>	40 ft. for new development
Depth	<i>Not Addressed</i>	85 feet min.	<i>Not Addressed</i>	<i>Not Addressed</i>	<i>Not Addressed</i>	<i>Not Addressed</i>
Side setbacks	<i>Not Addressed</i>	5-15 feet	<i>Not Addressed</i>	Consistent along street	<i>Not Addressed</i>	<i>Not Addressed</i>
Rear setbacks	<i>Not Addressed</i>	25 feet / accessory structures 6 feet	<i>Not Addressed</i>	Consistent along street	<i>Not Addressed</i>	<i>Not Addressed</i>
Front setbacks	<i>Not Addressed</i>	Aligned with adjacent houses / 20 ft. in new development	Aligned with adjacent houses	Consistent along street	<i>Not Addressed</i>	<i>Not Addressed</i>
Building						
Foundation	Brick veneer, spread footings that create crawlspace, no slabs	Finished Floor Height: 30 in. above grade min. (exceptions considered for accessibility reqs.)	<i>Not Addressed</i>	<i>Not Addressed</i>	Must be finished in brick, stone, or stucco	Slab foundations will be elevated a minimum of 16" above finished grade on all elevations and will consist of brick/stone veneer at a minimum height of 16" above finished grade on all elevations. Crawlspace foundations will consist of brick/stone veneer at a minimum height of 16" above finished grade on all elevations.
Building height	1 or 1.5 stories	2.5 stories and 35 ft. max.	1-2 stories	35 feet max.	<i>Not Addressed</i>	30 feet maximum, as defined in section 19-5.2.9(A).
Building width	<i>Not Addressed</i>	18-50 ft.	<i>Not Addressed</i>	18-50 ft.	<i>Not Addressed</i>	<i>Not Addressed</i>
Finished floor height	<i>Not Addressed</i>	30 in. above grade min.	<i>Not Addressed</i>	<i>Not Addressed</i>	<i>Not Addressed</i>	<i>Not Addressed</i>
Roof	Gable or hipped at 8/12	6/12 to 16/12 with at least one gable or dormer, asphalt shingles	6/12 to 10/12 pitch, height 2/3 of floor-to-ceiling distance of main story, architectural shingles	Flat, mansard, and greater than 10/12 pitch discouraged	6/12 to 10/12	Gable or hipped with pitch at 6/12 to 12/12
Roof overhang	Required	12 inch min.	12 inch min.	Encouraged	Large roof overhangs are encouraged	12 inch min.
Garages	<i>Not Addressed</i>	1 opening parallel with street, if 2 openings, must be perpendicular to street or out of view	<i>Not Addressed</i>	Rear or side	Should be recessed no less than 20 feet from the front house façade; whenever possible, structures with more than one garage door opening should screen one of those openings from street view.	Must be side or rear loading
Outbuildings	Out of view from street	20 ft. setback from front façade	Out of view from street, smaller than main house	Rear or side	20 ft. setback from front façade	Must be located in the side or rear yard. Only one structure is permitted with 25 feet maximum height, as defined in section 19-5.2.9(A).
Additions	Rear	<i>Not Addressed</i>	Rear or side, lower and setback from front of main house	<i>Not Addressed</i>	<i>Not Addressed</i>	<i>Not Addressed</i>
Chimneys	<i>Not Addressed</i>	Faced in stone, brick, or stucco		<i>Not Addressed</i>	<i>Not Addressed</i>	Faced in stone, brick, or stucco if visible from street
Porches	Should not be enclosed	At least 12 ft. wide and 6 ft. deep on new houses with at least 2 columns	At least 1/2 width of front of house and 6-8 ft. depth min.	4 ft. by 8 ft. min., may be screened not enclosed	<i>Not Addressed</i>	At least 6 ft. min. depth and 8 ft. min. width, not enclosed, min. 2 columns of at least 6 inches
Exterior Appearance						
Driveways	Placed to side, asphalt or concrete	Placed to side, max. 9 ft. unless in rear, must be setback 2 ft.	Side or rear	8-12 ft. wide, leading to rear	Side or rear, max. 9 ft. unless in rear, must be setback 2 ft., must be paved	Shall at no point be wider than 10 feet (except in rear yard or connecting to an alley) and shall only be located to the side and/or rear of a house.
Walkway	Link front door to street and driveway, use similar material	4 ft. from porch to sidewalk	<i>Not Addressed</i>	<i>Not Addressed</i>	<i>Not Addressed</i>	3 to 5 ft. wide, from porch to sidewalk or driveway if no sidewalk exists
Exterior walls	Same as on existing buildings, wood must be finished or painted	Wood, synthetic wood board, stone, brick, or stucco, with horizontal patterns only	Horizontal, wood or cement fiber, 6 inch lap, painted	Horizontal; concrete block or masonry, metal, and stucco discouraged	<i>Not Addressed</i>	No concrete block masonry or metal is permitted. Stucco may be used as an accent.
Fascia	<i>Not Addressed</i>	<i>Not Addressed</i>	6 inch min.	<i>Not Addressed</i>	<i>Not Addressed</i>	<i>Not Addressed</i>
Eaves	<i>Not Addressed</i>	<i>Not Addressed</i>	16 inch min. enclosed or open rafter tails	<i>Not Addressed</i>	<i>Not Addressed</i>	<i>Not Addressed</i>
Trim	Same as on existing buildings	4 inch min.	4-6 inches	<i>Not Addressed</i>	<i>Not Addressed</i>	4 inch min.
Gutters	Gutters, downspouts, and splash blocks	<i>Not Addressed</i>	<i>Not Addressed</i>	<i>Not Addressed</i>	<i>Not Addressed</i>	<i>Not Addressed</i>
Fenestration	<i>Not Addressed</i>	30% of front	<i>Not Addressed</i>	25% of front min.	<i>Not Addressed</i>	25% minimum of the front façade shall be fenestrated and 10% minimum of each of the side and rear façades shall be fenestrated.
Windows	Double hung and large	Vertical, double hung, shutters should match proportions of windows	2x as tall as they are wide, double hung, symmetrical	Vertical sash, height:width of 2:1 or 3:1	<i>Not Addressed</i>	<i>Not Addressed</i>
Doors	<i>Not Addressed</i>	<i>Not Addressed</i>	Only 1 visible from front, others must be on side/rear for two-family home	<i>Not Addressed</i>	<i>Not Addressed</i>	<i>Not Addressed</i>
Fencing	Chain link in rear only	<i>Not Addressed</i>	Chain link and privacy fence in rear only, painted wood picket in front	48 inch height max. in front	42 inch height max. in front, rear fences should not extend beyond front façade, chain link in rear only	<i>Not Addressed</i>
Retaining walls	<i>Not Addressed</i>	<i>Not Addressed</i>	<i>Not Addressed</i>	No concrete block	<i>Not Addressed</i>	Faced in stone, brick, or stucco if visible from street
Decks and patios	<i>Not Addressed</i>	<i>Not Addressed</i>	Side or rear	<i>Not Addressed</i>	<i>Not Addressed</i>	<i>Not Addressed</i>
Mailboxes	House mounted	<i>Not Addressed</i>	<i>Not Addressed</i>	<i>Not Addressed</i>	House mounted or free standing	<i>Not Addressed</i>

***Not Addressed*" indicates that the design standards do not this item.