

Huntington Woods Planning Commission

GUIDELINES FOR EXTERIOR ADDITIONS AND INFILL DEVELOPMENT (New Residential Buildings)

- I. Definitions:** For purposes of these guidelines, a new residential building is a building proposed for construction on a vacant lot or a building where more than 50% of the existing floor area is being altered or reconstructed. An exterior addition is a structure that expands the outer limits of a building or structure.
- II. Purpose:** The following guidelines are to help applicants prepare plans for construction. The guidelines will also be used by the Planning Commission to determine if proposed plans for new residential buildings (principal or accessory) or additions are in compliance with the Standards for Site Plan Review as set forth in Section 5.50(4) of the City Code.
- III. Guidelines**

Standard (aa) - The proposed building is compatible in size and scale with existing buildings in the same neighborhood

1. The house size (square footage) and lot coverage do not exceed the maximum allowed by City code.
2. The building height is similar to nearby buildings of the same style.
3. The depth of the building does not exceed twice the width of the building.
4. No portion of the second story is cantilevered beyond the first story.
5. If a garage is attached to a main building, it is set back from the front of the main building and the roof over the garage is lower than the height of the main building, even if living space is above the garage.
6. Gables and dormers are proportional to and do not dominate the main roof over the house or garage.
7. Gables and dormers on an attached garage are no larger than the gables and dormers on the main house.

In addition to the above, the following guideline applies to exterior additions:

8. The floor area being added is less than the floor area of the existing main building.

Standard (bb) - The proposed roof line, pitch and materials are compatible with existing buildings in the same neighborhood.

1. For gable, gambrel, hip and similar roof styles, the direction of the main roof ridge follows the direction of adjacent buildings. In most instances, it will be parallel to the front street.
2. A reverse gable is not higher than the main gable.

3. There is only one main roof ridge.
4. The roof is not flat.

In addition to the above, the following guidelines apply to exterior additions:

5. The height of the roof of an addition does not exceed the height of the main gable.
6. On side-facing gables, the original roof pitch is maintained or the addition is set in at least 12 inches.

Standard (cc) - The exterior building finish is the same predominant material as the existing building in the case of additions, or clay-fired modular brick or stucco (not stucco board) in the case of new buildings.

1. The material used on the walls is clay-fired modular brick or stucco (not stucco board). Accent materials may be used for architectural detailing and trim such as wooden rake boards, limestone keystones, fieldstone corners, wooden columns, etc. (see #4 below).
2. The use of two different materials on the same facade is avoided altogether unless common to the architectural style of the house such as wood timbers and stucco on a brick Tudor.
3. Chimneys have a foundation and are of masonry construction and finish.

In lieu of #1 above, the following guideline may apply to exterior additions:

4. Where the predominant exterior material is wood, vinyl, aluminum, cement board or other siding material, such material may also be used on the addition.

Standard (dd) - All elevations of the main building have the same materials in approximately the same proportions, and matching windows, trim and architectural details, providing a 360° building finish.

1. The exterior materials, windows, trim and architectural details on the sides and rear of a building match those used on the front.
2. All elevations have windows and the windows are placed so that no elevation has a large expanse of blank wall.

In addition to the above, the following guidelines apply to exterior additions:

3. The style, sash color and proportions of new windows match the existing windows on the original building unless the new windows are not visible from the street.
4. The addition is constructed so the character-defining features such as lintels, quoins, keystones, etc. are not obscured, damaged or destroyed.

Standard (ee) - Proposed accessory buildings and garages match the main building in style and materials.

1. The predominant material used on the exterior walls of an accessory building or garage is the same as on the main building (for example: if the walls of the main building are clay-fired modular brick, the walls of the garage are also clay-fired modular brick), however a detached accessory building or garage may have the predominant material from the main building used as an accent material provided the style of the building matches the main building.

Standard (ff) - The front yard complements the street scape and enhances the neighborhood, the side yards allow light and air to the subject and adjoining properties, and the rear yard provides utilitarian space for the enjoyment of the occupants.

1. The building setback follows established setbacks on the street.
2. Construction on site does not require the disturbance or removal of a city tree.
3. The front yard landscaping complements neighboring properties and enhances the street scape.
4. The property is graded to meet the level of neighboring properties and storm water is retained on site.
5. Basement egress windows, solar equipment, satellite dishes, skylights, roof windows (other than in dormers) and rows of windows under the roof ridge are not in the front or on the front elevation.
6. Patios, fountains, pools, parking spaces including permeable parking, trash enclosures, dog runs, recreational facilities and play equipment are in the rear yard.
7. Fences and walls are in the rear yard, unless there is a side door.
8. Air conditioners, generators are in the rear yard, or in the side yard with the neighbor's permission.
9. Mechanical venting, utility connections, plumbing stacks and roof vents are in the rear, where possible.

Standard (gg) - The proposed building conforms to the general architectural scheme and design of the buildings in the neighborhood yet does not duplicate the height, size, style, floor plans, colors and others details to the extent that such building loses its custom-built appearance.

1. Entrance design characteristics are similar to other buildings in the neighborhood; specifically (a) the main entrance faces the street, (b) the front porch is unenclosed, (c) if the front porch has a roof, it is only 1 story in height, not 1½ or 2 stories, (d) the front porch and entrance are stepped up only slightly from the grade of the property, (e) the front door is a single door, not a double door or the appearance of a double door (such as a single door with a stationary door), and (f) if the building is masonry, the front porch is masonry.
2. Bay windows on the front facade do not extend above the first story.
3. The building does not have more than three front gables. Layered gables are separated by at least 12 inches of depth.

In addition to the above, the following guideline applies to exterior additions:

4. The original style of the building is maintained; for example, a bungalow is not turned into to a colonial.

These guidelines were adopted by the Planning Commission on October 22, 2007.