



## **STONE BOROUGH 4<sup>TH</sup> ADDITION DESIGN CRITERIA FOR SINGLE FAMILY HOMES**

### General Requirements:

- Identical house colors and elevations will not be allowed on adjacent lots;
- Driveways must be paved in asphalt, concrete or brick pavers at 10% max. grade;
- Lot Survey must be submitted to Developer for approval;
- Full-sized floor plans and colors must be submitted to Developer for approval;
- Typical Pad 55 ft deep with 1:1 slopes, approximately two (2) feet above the street;
- Developer may use discretion and approve designs which vary from these guidelines.

### Required Minimum House Size: (all sizes are the footprint of the house)

- |                           |            |
|---------------------------|------------|
| • Two story               | 900 Sq Ft  |
| • Modified Two Story      | 1000 Sq Ft |
| • Split Entry/Multi Level | 1100 Sq Ft |
| • Rambler                 | 1200 Sq Ft |

### Exterior Building Standards:

- Some of front must be stone, brick or stucco;
- Siding must be wood, vinyl, cement board, aluminum, brick, stone or stucco;
- Roof pitch of at least 6/12 for all sides;
- Colors and exterior designs to be approved by Architectural Control;
- 2-Car garage min., located on high side of the lot.

### Setback Requirements (minimum):

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|------------------------------|---------------|
| • Lot Width (minimum):       | 70 ft         |
| • Front Yard Garage / House: | 25 ft / 20 ft |
| • Side Yard (internal):      | 7 ft          |