

Development Standards Comparison Matrix

Vintner's Park - Premier Land Company

Standard	Proposed Vinters' Park	Geist Woods Estates	Highland Springs	Deer Crossing	Zoning Code R2
Bulk					
FY Setback	40' (A), 30' (B & C)	25'	Per Zoning Ordinance	25'	30'
SY Setback	10' (A), 6' (B & C)	5'	Per Zoning Ordinance	5'	15'
Agg. SY Setback	20' (A), 12' (B & C)	20'	Per Zoning Ordinance	NA	30'
RY Setback	30' (A), 20' (B & C)	20'	Per Zoning Ordinance	15'	20'
Lot Width	120' (A), 95' (B), & 75' (C)	95'	Per Zoning Ordinance	50'	100'
Min. Lot Area	27,000 (A), 15,000 (B), & 11,000(C)	Unclear	Per Zoning Ordinance	May fall back to County ZO	23,000
Min. Home Size	2200/2800 (A), 2200/2600 (B), & 1750/2000 (C)	2,200 SF/2,600 SF	Per Zoning Ordinance	1,400 SF/1,700 SF	2,100 SF/2,400 SF
Max. Lot Coverage	40% (A & B) & 45% (C)	Unclear	Per Zoning Ordinance	May fall back to County ZO	35%
Density	1.6 u/a	1.6 u/a	1.2 u/a	3.17 u/a	1.99 u/a
Architectural					
Roof Pitch	6:12	6:12 (gables 8:12), unless style of home warrants a change	Per Zoning Ordinance	May fall back to County ZO	6:12, gables 8:12
Shingle Type	Dimensional	Dimensional	Per Zoning Ordinance	Unclear	Dimensional
Vinyl	Prohibited	Prohibited	Per Zoning Ordinance	Permitted	Permitted
Front Façade Brick	50% brick for 50% of homes, other 50% must have brick wainscott	1st floor wrap	Per Zoning Ordinance	50%	50% on all front facades, 2-story homes shall have 1st floor brick wrap
Side Façade Brick	1st floor wainscott	1st floor wrap	Per Zoning Ordinance	No requirement	50% of 1st floor if abutting street, park, trail, or open space
Rear Façade Brick	1st floor wainscott	1st floor wrap	Per Zoning Ordinance	50% on lots backing up to county road	50% of 1st floor if abutting street, park, trail, or open space
Façade Articulation	Front façade	Front & rear façade	Per Zoning Ordinance	No requirement	Front façade
Min. Overhang	12"	8" (brick), 12" siding	Per Zoning Ordinance	No requirement	9"
Special Lots (requirements for high visibility lots)	Certain perimeter lots must feature rear architecture features, gables, articulation, etc	No requirement	Per Zoning Ordinance	No requirement	No requirement
Max Elevation %	Per Zoning Ordinance	NA	Per Zoning Ordinance	No requirement	10%
Anti-monotony	Per Zoning Ordinance	Front elevations cannot be repeated	Per Zoning Ordinance	Unclear	Single elevation may not be repeated unless separated by at least 3 different elevations
Exterior Chimneys	Brick or stone	Brick or stucco	Per Zoning Ordinance	No requirement	Brick or stucco
Front Porch Columns	Per Zoning Ordinance	No requirement	Per Zoning Ordinance	No requirement	6" x 6"
Min. # of Windows	Ranch - 1 on all sides, 2 facing street, 2-story - 2 on all sides, 3 facing street	3 on facades facing a street, 0 on others	Per Zoning Ordinance	No requirement	3 on all front facades, 1 on all others
Corner Lots	No requirement	No requirement	Per Zoning Ordinance	50% brick	3 windows

Window Treatment	Shutters, dividers or other acceptable treatments on all windows fronting a public road, except large picture, casement, and small non-opening windows	Shutters, dividers or other acceptable treatments on all windows fronting a public road, except large picture, casement, and small non-opening windows	Per Zoning Ordinance	No requirement	Shutters, mullions or grids on all facing street except large picture, casement & small non-opening.
Trim Dimension	1 x 6	No requirement	Per Zoning Ordinance	No requirement	1x6 (unless adj to brick)
Garage Size	Area A & B - 3-car, Area C - 21' wide	3-car	Per Zoning Ordinance	No requirement	Min. width of 22'
Decorative garage doors	All front-loading garage doors	No requirement	Per Zoning Ordinance	No requirement	Front-loading
Front-loading 3rd Car Garage Bay	Per Zoning Ordinance	Prohibited	Per Zoning Ordinance	No requirement	Separate door & recessed at least 2'
Front-load Garage Width	45% (50% 3-car) of front façade (Area C only)	Prohibited	Per Zoning Ordinance	No requirement	45% of front façade
Side-load Garage Requirement	Min. 2-car side or courtyard required for Areas A & B	Side or courtyard lot required	Per Zoning Ordinance	No requirement	25%
Garage Protrusion	Per Zoning Ordinance	No requirement	Per Zoning Ordinance	No requirement	Windows & landscaping 8' or more, 10' max
Basements	Required in Areas A & B, optional in Area C	Required	Per Zoning Ordinance	Optional	Optional
Miscellaneous					
Perimeter Landscaping	Per Landscape Plan	Yes, but standard unclear	Per Zoning Ordinance	No requirement	No requirement
Perimeter Paths/Sidewalks	Yes	Yes	No	No requirement	Yes
Internal/Greenway Paths	Yes	No	No	Yes	NA
Model Homes	1 of 4 largest floor plans offered	No requirement	Per Zoning Ordinance	No requirement	No requirement
Open Space	25%	25%	Unclear	3	25%
Lot Landscaping	3 trees & 12 shrubs, sod to front corners, corner lots additional tree & 12 shrubs	3 trees & 10 shrubs, sod to back corners, corner lots additional tree & 12 shrubs	Per Zoning Ordinance	Unclear	3 trees & 10 shrubs, sod to back corners, corner lots additional tree & 10 shrubs