

Development Standards Comparison Matrix - Single-family Homes
Hampton Walk - Fischer Homes/Grand Communities

	Hampton Walk				Colonnade				Jacobi Farms				
Standard	Area B - Designer Collection	Area C - Maple Street Collection	Area C - Patio Collection	Area E - Masterpiece Collection	Area B - Cornerstone by Finecraft	Area C - Beazer Homes	Area D - Beazer Homes	Area E - Finecraft Builders	Area B	Area C	Area D	Champion Lake	Zoning Code R2
Bulk													
FY Setback	25'	25'	25'	30'	10'	25'	30'	30'	20'	25'	30'	30'	30'
SV Setback	5'	5'	5'	5'	0'	5'	15'	10'	5'	5'	4'	15'	15'
Min. Bldg Separation	10'	10'	10'	10'	NA	NA	30'	30'	10'	10'	15'	NA	NA
RV Setback	15'	15'	15'	15'	15'	15'	15'	15'	15'	15'	15'	20'	20'
Lot Width	65'	55'	55'	80'	40'	50'	80'	100'	53'	62'	80'	100'	100'
Min. Lot Area	7,200 SF	5,700 SF	6,600 SF	10,400 SF	3,780 SF	6,500 SF	11,200 SF	14,000 SF	6,600 SF	6,500 SF	11,200 SF	23,000	23,000
Min. Home Size	1,700 SF/1,800 SF	1,200 SF/1,700 SF	1,400 SF	1,800 SF/2,000 SF	1,800 SF	1,800/2,200 SF	2,000/2,500 SF	2,200/2,600 SF	1,600 SF/2,100 SF	1,800 SF/2,400 SF	2,300 SF/2,600 SF	2,100 SF/2,400 SF	2,100 SF/2,400 SF
Max. Lot Coverage	50%	50%	50%	45%	NA	50%	50%	45%	55%	55%	50%	35%	35%
Max Density	3.7 u/a				2.79 u/a				2.7 u/a			1.99 u/a	1.99 u/a
Architectural												***	
Roof Pitch	6:12 primary roof pitch, allowances for ancillary roofs & certain home styles	6:12 primary roof pitch, allowances for ancillary roofs & certain home styles	5:12 primary roof pitch, allowances for ancillary roofs & certain home styles	Not addressed	6:12 primary roof pitch, allowances for ancillary roofs & certain home styles	6:12 primary roof pitch, allowances for ancillary roofs & certain home styles	6:12 primary roof pitch, allowances for ancillary roofs & certain home styles	6:12 primary roof pitch, allowances for ancillary roofs & certain home styles	6:12 primary roof pitch on 2-story homes, 5:12 primary roof pitch on ranches, allowances for ancillary roofs & certain home styles	6:12 primary roof pitch on 2-story homes, 5:12 primary roof pitch on ranches, allowances for ancillary roofs & certain home styles	6:12 primary roof pitch on 2-story homes, 5:12 primary roof pitch on ranches, allowances for ancillary roofs & certain home styles	Per Zoning Ordinance	6:12, gables 8:12
Shingle Type	Dimensional	Dimensional	Dimensional	Dimensional	Dimensional	Dimensional	Dimensional	Dimensional	Dimensional	Dimensional	Dimensional	Per Zoning Ordinance	Dimensional
Vinyl	Prohibited	Prohibited	Prohibited	Prohibited	Prohibited	Prohibited	Prohibited	Prohibited	Prohibited	Prohibited	Prohibited	Per Zoning Ordinance	Permitted
Front Façade Brick	50% of all homes shall have 50% brick, remainder must have brick wainscott and 2 colors or 2 materials	50% of all homes shall have 50% brick, remainder must have brick wainscott and 2 colors or 2 materials	50% of all homes shall have 50% brick, remainder must have brick wainscott and 2 colors or 2 materials	50% of all homes shall have 50% brick, remainder must have brick wainscott and 2 colors or 2 materials	16" Wainscot	75% of homes shall have 50% brick, remainder must have min. 24" wainscot	24" wainscot	1st floor	75% shall have 50% brick/stone, remainder must have 30" wainscott	75% with frontage along east/west connector shall have 50% brick/stone; 50% without frontage on east/west connector shall have 50% brick	30" wainscott	Per Zoning Ordinance	50% on all front facades, 2-story homes shall have 1st floor brick wrap
Side Façade Brick	Lots that abut street, trail, or open space shall have wainscot	Lots that abut street, trail, or open space shall have wainscot	Lots that abut street, trail, or open space shall have wainscot	Lots that abut street, trail, or open space shall have wainscot	Corner lots - 16" wainscot	Corner lots - 24" wainscot	24" wainscot	1st floor	None	None	30" wainscot	Per Zoning Ordinance	50% of 1st floor if abutting street, park, trail, or open space
Rear Façade Brick	Lots that abut street, trail, or open space shall have wainscot	Lots that abut street, trail, or open space shall have wainscot	Lots that abut street, trail, or open space shall have wainscot	Lots that abut street, trail, or open space shall have wainscot	None	None	24" wainscot	1st floor	None	None	30" wainscott	Per Zoning Ordinance	50% of 1st floor if abutting street, park, trail, or open space
Façade Articulation	One 2' or greater off-set and either 2 ridgelines, 1 gable, or front porch	One 2' or greater off-set and either 2 ridgelines, 1 gable, or front porch	One 2' or greater off-set and either 2 ridgelines, 1 gable, or front porch	One 2' or greater off-set and either 2 ridgelines, 1 gable, or front porch	Min. 1 2' of-set or 2nd floor cantilever of 1' or greater, and gable or hip. Front gables must have detailing.	Per Zoning Ordinance	Per Zoning Ordinance	Min. 1 2' off-set and 1 gable. Front gable shall have detailing & 3 roof planes visible from street	Min. 1 2' of-set and either two ridgelines or 1 gable	Min. 1 2' of-set and either two ridgelines or 1 gable	Min. 1 2' of-set and either two ridgelines or 1 gable	Per Zoning Ordinance	Min. 1 2' off-set and gable on front façade
Min. Overhang	11" (siding), 8" brick/stone	11" (siding), 8" brick/stone	11" (siding), 8" brick/stone	11" (siding), 8" brick/stone	12" (siding), 8" brick/stone	12" (siding), 8" brick/stone	12" (siding), 8" brick/stone	12" (siding), 8" brick/stone	11"	11"	11"	Per Zoning Ordinance	9"
Special Lots (requirements for high visibility lots)	Gable and one projection from the list	Gable and one projection from the list	Gable and one projection from the list	Gable and one projection from the list	16" waiscot	24" wainscot	No requirement	No requirement	1st lot/building on both sides of the street at entrance shall have min. 30" brick/stone wrap; perimeter lots shall have rear elevation articulation	2nd lot/building on both sides of the street at entrance shall have min. 30" brick/stone wrap; perimeter lots shall have rear elevation articulation	3rd lot/building on both sides of the street at entrance shall have min. 30" brick/stone wrap; perimeter lots shall have rear elevation articulation	Per Zoning Ordinance	No requirement
Max Elevation %	No requirement	No requirement	No requirement	No requirement	Per Zoning Ordinance	Per Zoning Ordinance	Per Zoning Ordinance	Per Zoning Ordinance	Per Zoning Ordinance	Per Zoning Ordinance	Per Zoning Ordinance	Per Zoning Ordinance	10%
Anti-monotony	Per Zoning Ordinance	Per Zoning Ordinance	Per Zoning Ordinance	Per Zoning Ordinance	The same home elevation will not be constructed on an adjacent lot or directly across the street.	Per Zoning Ordinance	Per Zoning Ordinance	Per Zoning Ordinance	Per Zoning Ordinance	Per Zoning Ordinance	Per Zoning Ordinance	Per Zoning Ordinance	Single elevation may not be repeated unless separated by at least 3 different elevations
Exterior Chimneys	Brick or stone	Brick or stone	Brick or stone	Brick or stone	Brick or stone	Brick or stone	Brick or stone	Brick or stone	Brick or stone	Brick or stone	Brick or stone	Per Zoning Ordinance	Brick or stucco
Front Porch Columns	Min. 5.5" x 5.5" or as approved by ARC	Min. 5.5" x 5.5" or as approved by ARC	Min. 5.5" x 5.5" or as approved by ARC	Min. 5.5" x 5.5" or as approved by ARC	Per Zoning Ordinance	Per Zoning Ordinance	Per Zoning Ordinance	Per Zoning Ordinance	Per Zoning Ordinance	Per Zoning Ordinance	Per Zoning Ordinance	Per Zoning Ordinance	6" x 6"
Min. # of Windows	Ranch - 2 on front, 1 on all others, Multi-story - 3 on front, 2 on all others	Ranch - 2 on front, 1 on all others, Multi-story - 3 on front, 2 on all others	Ranch - 2 on front, 1 on all others, Multi-story - 3 on front, 2 on all others	Ranch - 2 on front, 1 on all others, Multi-story - 3 on front, 2 on all others	3 on front & rear elevations, 2 on side elevations	3 on all sides acing a street, 3 on rear, and 2 on sides	3 on all sides acing a street, 3 on rear, and 2 on sides	3 on all sides acing a street, 3 on rear, and 2 on sides	1-story home = 2 front windows, 1 side window, & 3 rear windows; 2-story home = 3 front windows, 2 side window, & 3 rear windows	1-story home = 2 front windows, 1 side window, & 3 rear windows; 2-story home = 3 front windows, 2 side window, & 3 rear windows	1-story home = 2 front windows, 1 side window, & 3 rear windows; 2-story home = 3 front windows, 2 side window, & 3 rear windows	Per Zoning Ordinance	3 on all front facades, 1 on all others
Corner Lots	See above	See above	See above	See above	See above	See above	See above	See above	1 additional window	2 additional window	3 additional window	Per Zoning Ordinance	3 windows
Window Treatment	Per Zoning Ordinance	Per Zoning Ordinance	Per Zoning Ordinance	Per Zoning Ordinance	Per Zoning Ordinance	Per Zoning Ordinance	Per Zoning Ordinance	Per Zoning Ordinance	Per Zoning Ordinance	Per Zoning Ordinance	Per Zoning Ordinance	Per Zoning Ordinance	Shutters, mullions or grids on all facing street except large picture, casement & small non-opening.
Trim Dimension	Per Zoning Ordinance	Per Zoning Ordinance	Per Zoning Ordinance	Per Zoning Ordinance	Per Zoning Ordinance	Per Zoning Ordinance	Per Zoning Ordinance	Per Zoning Ordinance	Per Zoning Ordinance	Per Zoning Ordinance	Per Zoning Ordinance	Per Zoning Ordinance	1x6 (unless adj to brick)
Garage Size	Min. 18' width or depth	Min. 18' width or depth	Min. 18' width or depth	Min. 18' width or depth	Min. 380 SF	Min. width of 22'; 10 lots will have add'l storage area	3-car garage required	Min. width of 22'	Min. 415 SF	Min. 415 SF	Min. 415 SF	Per Zoning Ordinance	Min. width of 22'
Decorative garage doors	Per Zoning Ordinance	Per Zoning Ordinance	Per Zoning Ordinance	Per Zoning Ordinance	Per Zoning Ordinance	Per Zoning Ordinance	Per Zoning Ordinance	Per Zoning Ordinance	Per Zoning Ordinance	Per Zoning Ordinance	Per Zoning Ordinance	Per Zoning Ordinance	Front-loading
Front-loading 3rd Car Garage Bay	No requirement	No requirement	No requirement	No requirement	No requirement	No requirement	All homes	No requirement	No requirement	No requirement	No requirement	Per Zoning Ordinance	Separate door & recessed at least 2'
Front-load Garage Width	3-car garages limited to 60% of front façade	3-car garages limited to 60% of front façade	3-car garages limited to 60% of front façade	3-car garages limited to 60% of front façade	3-car garages limited to 50% of front façade	3-car garages limited to 50% of front façade	3-car garages limited to 50% of front façade	3-car garages limited to 50% of front façade	2-car garages limited to 50%, 3-car garages limited to 60% of front façade	2-car garages limited to 50%, 3-car garages limited to 60% of front façade	2-car garages limited to 50%, 3-car garages limited to 60% of front façade	Per Zoning Ordinance	45% of front façade
Side-load Garage Requirement	No requirement	No requirement	No requirement	No requirement	No requirement	No requirement	No requirement	Required	No requirement	No requirement	50%	Per Zoning Ordinance	25%
Garage Protrusion	No requirement	No requirement	No requirement	No requirement	Per Zoning Ordinance	Per Zoning Ordinance	Per Zoning Ordinance	Per Zoning Ordinance	No requirement	No requirement	No requirement	Per Zoning Ordinance	If 8' or more, landscaping required, more than 10' is prohibited
Roofing Colors	No requirement	No requirement	No requirement	No requirement	Min. 3 colors offered	Min. 3 colors offered	Min. 3 colors offered	Min. 3 colors offered	No requirement	No requirement	No requirement	No requirement	No requirement
Miscellaneous													
Lot & Foundation Plantings	3 tree and 12 shrubs	2 tree and 12 shrubs	1 tree and 12 shrubs	0 tree and 12 shrubs	1 tree and 12 shrubs	1 tree and 12 shrubs	1 tree and 12 shrubs	1 tree and 12 shrubs	3 trees and 12 shrubs	3 trees and 12 shrubs	3 trees and 12 shrubs	Per Zoning Ordinance	3 trees & 12 shrubs
Perimeter Landscaping	10 trees & 10 shrubs per 100', 3' mounding along CR 600W (south of 700N), 7 trees & 10 shrubs per 100' along CR 600W (north of 700N), 1 tree per 50' O.C. along CR 750N				10 trees & 10 shrubs per 100', 5-8' mounding along CR 750N				7 trees & 6 shrubs per 100', 3-5' mounding, fencing			No requirement	No requirement
Perimeter Paths/Sidewalks	Per Zoning Ordinance				Per Zoning Ordinance				Per Zoning Ordinance			No requirement	Yes
Internal/Greenway Paths	Yes				Yes				Yes			No requirement	In some cases
Model Homes Size/basement	No requirement	No requirement	No requirement	No requirement	No requirement	Full Basement	Full Basement	Full Basement	1 model shall 1 of the 4 largest offered	1 model shall 1 of the 4 largest offered, full basement required	1 model shall 1 of the 4 largest offered, full basement required	No requirement	No requirement

***Only applies to new homes built after 1/26/2015. Expansions of existing homes are excluded from all architectural requirements.