

## Development Standards Comparison Matrix - Attached Product

Hampton Walk - Fischer Homes/Grand Communities

	Hampton Walk		Colonnade	Jacobi Farm
Standard	Area A - Townhome Collection	Area E - Paired Patio Collection	Area A - Townhomes	Area A - Townhomes
<b><u>Bulk</u></b>				
FY Setback	15'	25'	15'	10'
SY Setback	0'	0'	0'	0'
Min. Bldg Separation	20'	10'	10'	15'
RY Setback	20'	15'	20'	20'
Lot Width	20'	30'	20'	20'
Min. Lot Area	1,300 SF	3,600 SF	1,000 SF	1,000 SF
Min. Home Size	1,800 SF	1,200 SF	1,100 SF	1,500 SF
Max. Lot Coverage	None	None	None	None
<b><u>Architectural</u></b>				
Roof Pitch	5:12 with exceptions for ancillary roofs and certain arch styles	5:12 with exceptions for ancillary roofs and certain arch styles	6:12 with exceptions for ancillary roofs and certain arch styles	5:12 with exceptions for ancillary roofs and certain arch styles
Shingle Type	Dimensional	Dimensional	Dimensional	Dimensional
Vinyl	Prohibited	Prohibited	Prohibited	Prohibited
Front Façade Materials	No requirement	No requirement	Min. 3 materials, colors, or patterns	Min. 3 materials, colors, or patterns
Front Façade Brick	50%	50%	50%	50%
Side Façade Brick			50%	50%
Rear Façade Brick	No requirement	No requirement	Consistent with Exhibit	No requirement
Façade Articulation	Min. 2' offset unit to unit with gable, porch or 2 ridgelines	Min. 2' offset unit to unit with gable, porch or 2 ridgelines	Yes	Min. 2' off-set unit to unit
Min. Overhang	11" (siding), 8" (brick)	11" (siding), 8" (brick)	12" (siding), 8" (brick)	11"

Anti-monotony	Single-front elevation shall not be repeated unless it is separated by at least 1 different front elevation along either side of the street	Single-front elevation shall not be repeated unless it is separated by at least 1 different front elevation along either side of the street	Building shall incorporate various materials, patterns and design features in order to vary the elevations of the homes.	Per ARC
Exterior Chimneys	Brick or stone	Brick or stone	Brick or stone	Brick or stone
Front Porch Columns	6"x6"	6"x6"	6"x6"	6"x6"
Min. # of Windows	No specific requirement	No specific requirement	3 on front, 3 on rear, side elevations facing a street shall have 2 per floor	3 on front, rear, and exposed side elevations.
Corner Lots	Brick wainscott & additional window	Brick wainscott & additional window	One wall plane off-set & arch feature	2 windows per floor
Window Treatment	Per Zoning Ordinance	Per Zoning Ordinance	Per Zoning Ordinance	Per Zoning Ordinance
Trim Dimension	1" x 6"	1" x 6"	1" x 6"	1" x 6"
Garage Size	Min. 18' width or depth	Min. 18' width or depth	380 SF	380 SF