

building regulations

6.0

Hope Gardens  
Neighborhood Design  
Guidelines

Metropolitan Development &  
Housing Agency

EVITON DESIGNWORK  
ARCHITECTS



Andres Duany  
Elizabeth Plater-Zyberk  
planning consultants

Littlejohn Engineering  
Associates, Inc.  
engineering consultants

073198

## STOREFRONT

### BUILDING PLACEMENT

1. BUILDINGS SHALL BE SET ON LOTS RELATIVE TO THE PROPERTY LINES AS INDICATED IN THE ILLUSTRATION TO THE RIGHT.
2. BUILDINGS AND STREET FACADES SHALL EXTEND 80% - 100% ALONG THE FRONTAGE OF LOT WIDTH AND SHALL NOT EXCEED 50% OF LOT COVERAGE.
3. OUTBUILDINGS SHALL NOT BE PERMITTED.

### EASEMENTS

1. PEDESTRIAN ACCESS TO THE REAR PARKING LOT FROM THE STREET SHALL BE PROVIDED.
2. TRASH CONTAINERS SHALL BE LOCATED WITHIN THE PARKING AREA.

### BUILDING USE

1. USES PERMITTED WITHIN THE BUILDING SHALL BE COMMERCIAL ON THE GROUND FLOOR WITH COMMERCIAL AND/OR RESIDENTIAL OCCURRING ON THE UPPER FLOOR(S).

### BUILDING HEIGHT

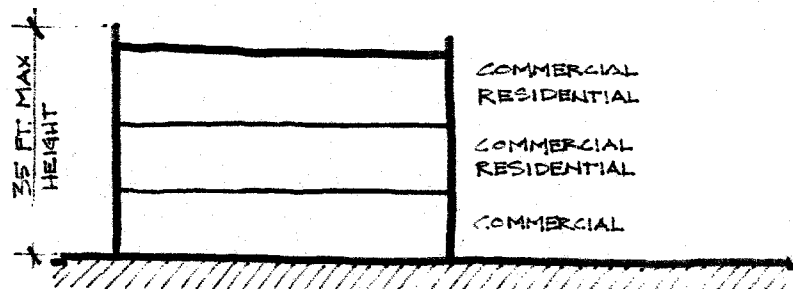
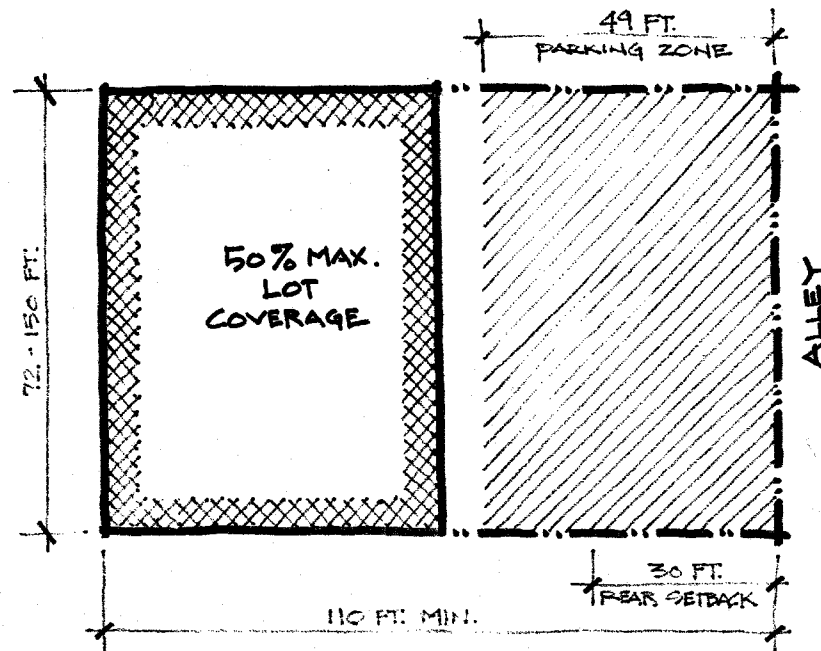
1. HEIGHTS SHALL BE MEASURED RELATIVE TO THE FRONTING STREET ELEVATION AND A SPECIFIED POINT AS INDICATED.

### PARKING

1. PARKING SPACES MAY BE PROVIDED WITHIN THE AREAS INDICATED.
2. PARKING SPACES SHALL BE NO LESS THAN 9 FT. X 19 FT. WITH ACCESS TO AN ALLEY OR SIDE STREET.

### MISCELLANEOUS

1. AWNINGS SHALL PROJECT A MAXIMUM OF 6 FT.



Storefront

6.1

Hope Gardens  
Neighborhood  
Design Guidelines

Master Plan, December 2014  
City of Albany  
www.albany.gov/planning

ALBANY, NEW YORK  
12242-1000



And as Albany  
Edgemoor Station, Zoning  
and Planning

Litton Engineering  
Associates, Inc.  
www.littoneng.com

07.31.20

## LIVE/WORK

### BUILDING PLACEMENT

1. **BUILDINGS** SHALL BE SET ON LOTS **RELATIVE TO THE PROPERTY** LINES AS INDICATED IN THE **ILLUSTRATION** TO THE RIGHT.
2. BUILDINGS AND **STREET** FACADES SHALL EXTEND **100%** ALONG THE FRONTAGE OF LOT **WIDTH** AND SHALL NOT EXCEED **70%** OF LOT COVERAGE.
3. **OUTBUILDINGS** ARE NOT PERMITTED.

### EASEMENTS

1. TRASH CONTAINERS SHALL BE LOCATED **WITHIN** THE PARKING AREA.

### BUILDING USE

1. USES **PERMITTED** WITHIN **THE BUILDING** SHALL BE COMMERCIAL ON THE GROUND **FLOOR** WITH RESIDENTIAL OCCURRING ON THE LOWER **FLOOR(S)**.

### BUILDING HEIGHT

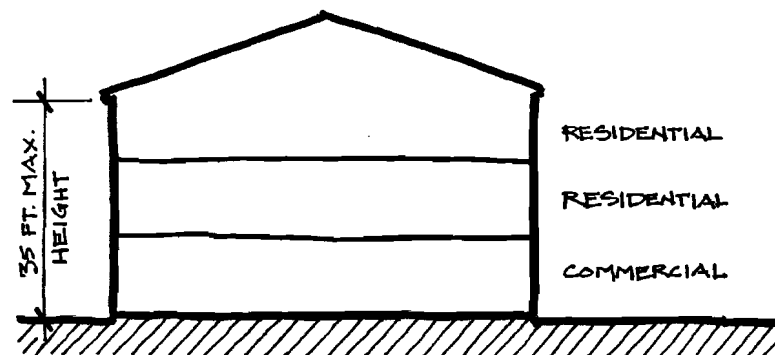
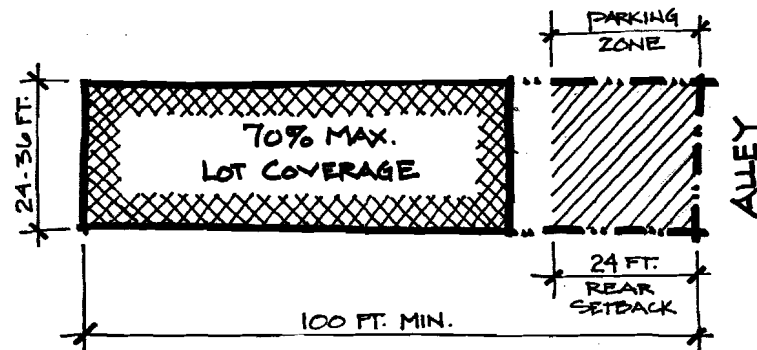
1. HEIGHTS SHALL BE MEASURED **RELATIVE** TO THE FRONTING STREET ELEVATION AND A SPECIFIED **POINT** AS INDICATED.

### PARKING

1. PARKING SPACES MAY BE **PROVIDED** WITHIN THE AREAS INDICATED.
2. PRIVATE PARKING SPACES SHALL BE NO LESS THAN **9 FT. X 19 FT.** WITH ACCESS TO THE ALLEY.

### MISCELLANEOUS

1. AWNINGS SHALL PROJECT A MAXIMUM OF **6 FT.**



Live / Work

6.2

Hope Gardens  
Neighborhood  
Design Guidelines

Urban Planning, Development &  
Housing Agency

FOR THE CITY OF HOPE GARDENS



Andres Duany  
Elizabeth Plater - Zyberk  
planning consultants

Littlejohn Engineering  
Associates, Inc.  
engineering consultants

07.31.98

## ROWHOUSE

### BUILDING PLACEMENT

**BUILDINGS** SHALL BE SET ON LOTS **RELATIVE** TO THE PROPERTY **LINES** AS INDICATED **IN** THE ILLUSTRATION TO THE RIGHT.

**BUILDINGS** AND STREET FACADES SHALL EXTEND **100%** ALONG THE FRONTAGE OF LOT WIDTH AND SHALL NOT EXCEED 70% OF LOT COVERAGE.

OUTBUILDINGS ARE NOT PERMITTED.

### SEMENTS

TRASH CONTAINERS SHALL BE LOCATED WITHIN THE PARKING AREA.

### BUILDING USE

USES PERMITTED WITHIN THE **BUILDING** SHALL BE RESIDENTIAL ONLY.

### BUILDING HEIGHT

HEIGHTS SHALL BE MEASURED **RELATIVE** TO THE FRONTING STREET ELEVATION AND A SPECIFIED **POINT** AS INDICATED.

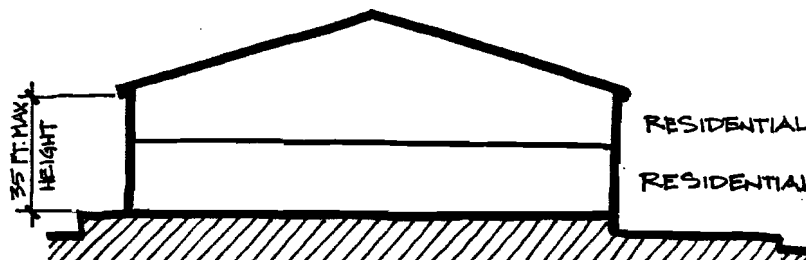
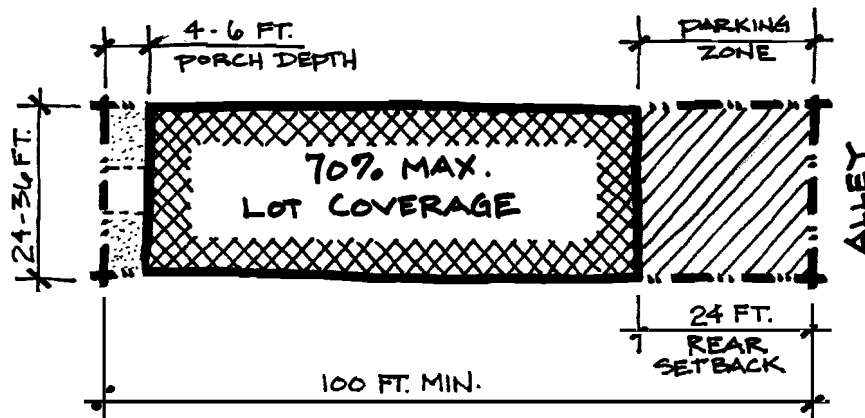
### PARKING

PARKING SPACES MAY BE **PROVIDED** WITHIN THE AREAS INDICATED.

PRIVATE PARKING SPACES SHALL BE NO LESS THAN **9 FT. X 19 FT. WITH** ACCESS TO THE ALLEY.

### SCCELLANEOUS

AWNINGS SHALL PROJECT A MAXIMUM OF 3 FT.



Rowhouse

6.3

Hope Gardens  
Neighborhood  
Design Guidelines

Metropolitan Development &  
Housing Agency

INTER-CITY NEW  
GUIDELINES



Andres Duany  
Elizabeth Plater - Zyberk  
planning consultants

Littlejohn Engineering  
Associates, Inc.  
engineering consultants

07.31.96

## GARDEN APARTMENT

### BUILDING PLACEMENT

1. BUILDINGS SHALL BE SET ON LOTS RELATIVE TO THE PROPERTY LINES AS INDICATED IN THE ILLUSTRATION TO THE RIGHT.
2. **BUILDINGS** AND STREET FACADES SHALL EXTEND 30% - 50% VVY ALONG THE FRONTAGE OF LOT **WIDTH** AND SHALL NOT EXCEED 40% OF LOT COVERAGE.
- a. **OUTBUILDINGS** SHALL NOT BE PERMITTED.

### EASEMENTS

1. LOCATION OF FENCES OR GARDEN WALLS AT FRONTAGE SHALL BE **BUILT WITHIN 3 FT.** OF PROPERTY LINE.
2. TRASH CONTAINERS SHALL BE LOCATED **WITHIN** THE PARKING AREA.

### BUILDING USE

1. **USES PERMITTED WITHIN** THE BUILDING SHALL BE **MULTI-FAMILY RESIDENTIAL**.

### BUILDING HEIGHT

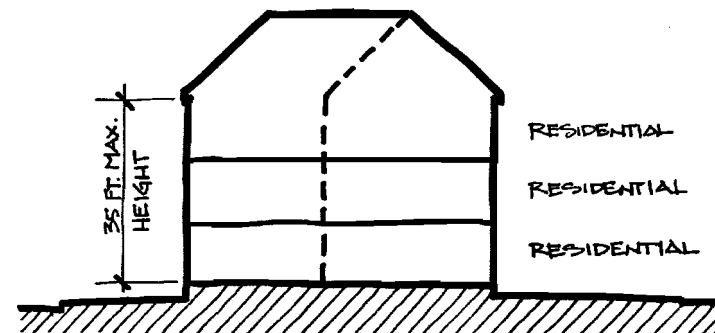
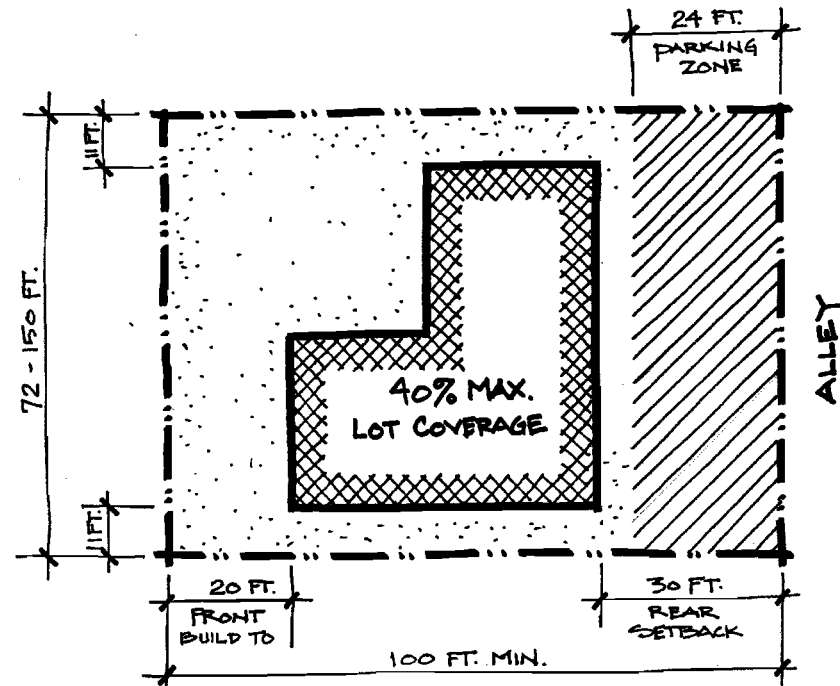
1. HEIGHTS SHALL BE MEASURED RELATIVE TO THE FRONTING STREET **ELEVATION** AND A SPECIFIED **POINT** AS INDICATED.

### PARKING

1. **PARKING** SPACES MAY BE PROVIDED **WITHIN** THE AREAS INDICATED.
2. PRIVATE PARKING SPACES SHALL BE NO LESS THAN **9 FT. X 19 FT.** WITH ACCESS TO THE ALLEY.

### MISCELLANEOUS

1. AWNINGS SHALL PROJECT A MAXIMUM OF 3 FT.



Garden Apartment

6.4

## Hope Gardens Neighborhood Design Guidelines

Planning, Policy Development &  
Programming Agency

DESIGNED BY TERRY AUSTIN  
ARCHITECTS



Andres Duany  
Elizabeth Plater-Zyberk  
planning consultants

Littlejohn Engineering  
Associates, Inc.  
engineering consultants

07.31.96

## URBAN VILLA

### BUILDING PLACEMENT

1. BUILDINGS SHALL BE SET ON LOTS RELATIVE TO THE PROPERTY LINES AS INDICATED IN THE ILLUSTRATION TO THE RIGHT.
2. BUILDINGS AND STREET FACADES SHALL EXTEND 70% MINIMUM ALONG THE FRONTAGE OF LOT WIDTH AND SHALL NOT EXCEED 40% OF LOT COVERAGE.
3. OUTBUILDINGS SHALL NOT BE PERMITTED.

### EASEMENTS

1. LOCATION OF FENCES OR GARDEN WALLS AT FRONTAGE SHALL BE BUILT WITHIN 3 FT. OF PROPERTY LINE.
2. TRASH CONTAINERS SHALL BE LOCATED WITHIN THE PARKING AREA.

### BUILDING USE

1. USES PERMITTED WITHIN THE BUILDING SHALL BE MULTI-FAMILY RESIDENTIAL WITH A MAXIMUM OF FOUR UNITS.

### BUILDING HEIGHT

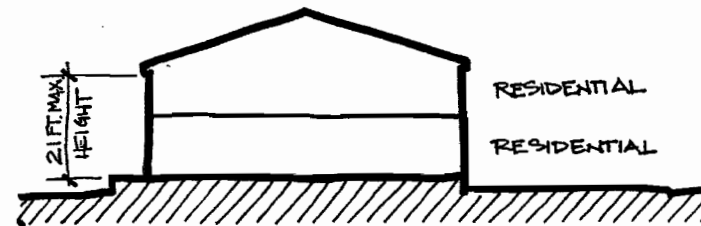
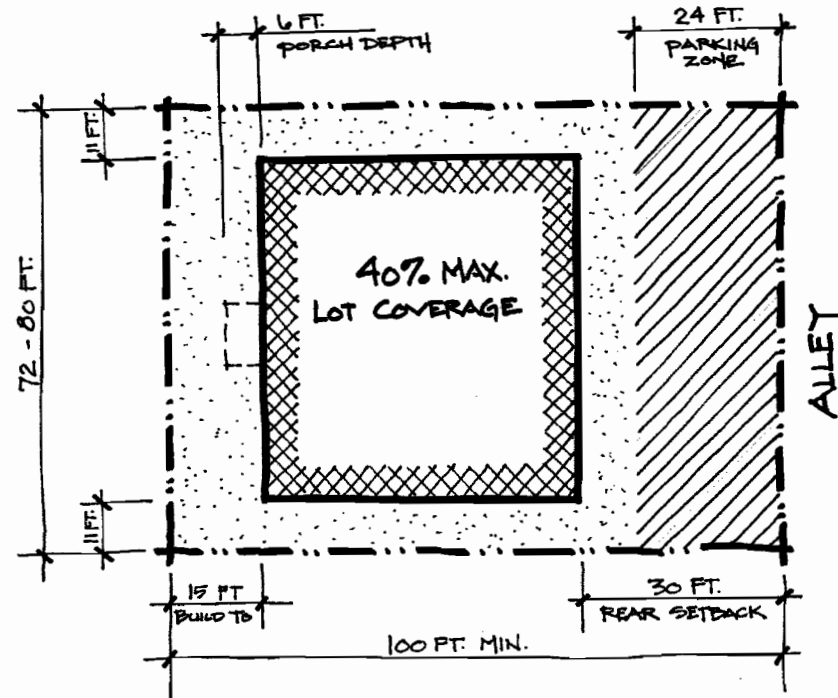
1. HEIGHTS SHALL BE MEASURED RELATIVE TO THE FRONTING STREET ELEVATION AND A SPECIFIED POINT AS INDICATED.

### PARKING

1. PARKING SPACES MAY BE PROVIDED WITHIN THE AREAS INDICATED.
2. PRIVATE PARKING SPACES SHALL BE NO LESS THAN 9FT. X 19FT. WITH ACCESS TO THE ALLEY.

### MISCELLANEOUS

1. AWNINGS SHALL PROJECT A MAXIMUM OF 3 FT.



Urban Villa

6.5

## Hope Gardens Neighborhood Design Guidelines

Metropolitan Development &  
Housing Agency

EVERYONE GETS TO LIVE  
AROUND US



Andres Duany  
Elizabeth Plater-Zyberk  
planning consultants

Littlejohn Engineering  
Associates, Inc.  
engineering consultants

07.31.96

## COTTAGE

### BUILDING PLACEMENT

1. BUILDINGS SHALL BE SET ON LOTS RELATIVE TO THE PROPERTY LINES AS INDICATED IN THE ILLUSTRATION TO THE RIGHT.
2. BUILDINGS AND STREET FACADES SHALL EXTEND NO MORE THAN 80% ALONG THE FRONTAGE OF LOT WIDTH AND SHALL NOT EXCEED 40% OF LOT COVERAGE.
3. OUTBUILDINGS SHALL BE LIMITED TO 25% OF REAR YARD AREA.

### EASEMENTS

1. OPEN PORCHES MAY ENCROACH WITHIN THE AREA INDICATED AND SHALL FRONT 40% MIN. OF THE STREET FACADE. ALSO, 30% - 50% OF BUILDING FRONTAGE MAY ENCROACH INTO THIS AREA PROVIDED THE REMAINING FRONTAGE IS PORCH.
2. LOCATION OF FENCES OR GARDEN WALLS AT FRONTAGE SHALL BE BUILT WITHIN 3 FT. OF PROPERTY LINE.
3. TRASH CONTAINERS SHALL BE LOCATED WITHIN THE PARKING AREA.

### BUILDING USE

1. USES PERMITTED WITHIN THE BUILDINGS SHALL BE RESIDENTIAL ONLY.

### BUILDING HEIGHT

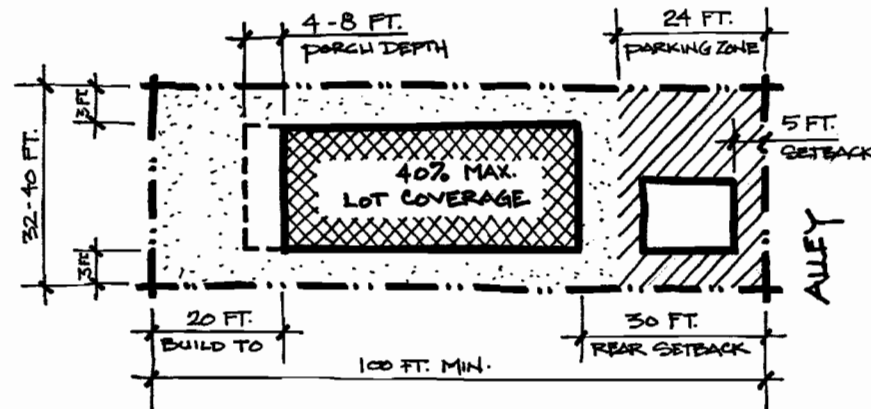
1. HEIGHTS SHALL BE MEASURED RELATIVE TO THE FRONTING STREET ELEVATION AND A SPECIFIED POINT AS INDICATED.

### PARKING

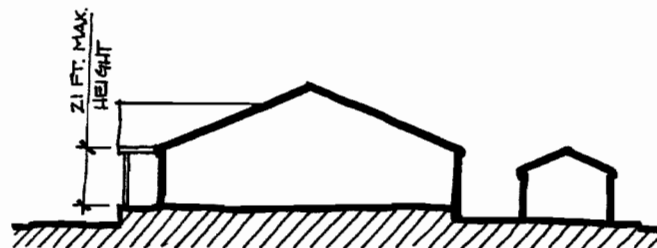
1. PARKING SPACES MAY BE PROVIDED WITHIN THE AREAS INDICATED.
2. PRIVATE PARKING SPACES SHALL BE NO LESS THAN 9FT. X 19FT. WITH ACCESS TO THE ALLEY.

### MISCELLANEOUS

1. AWNINGS SHALL PROJECT A MAXIMUM OF 3 FT.



RESIDENTIAL



Cottage

6.6

## Hope Gardens Neighborhood Design Guidelines

Metropolitan Development &  
Housing Agency

PLANNING AND DESIGN  
ARCHITECTS



Andres Duany  
Elizabeth Plater-Zyberk  
planning consultants

Littlejohn Engineering  
Associates, Inc.  
engineering consultants

07.31.96

## BUNGALOW

### BUILDING PLACEMENT

1. BUILDINGS SHALL BE SET ON LOTS RELATIVE TO THE PROPERTY LINES AS INDICATED IN THE ILLUSTRATION TO THE RIGHT.
2. BUILDINGS AND STREET FACADES SHALL EXTEND NO MORE THAN 80% ALONG THE FRONTAGE OF LOT WIDTH AND SHALL NOT EXCEED 40% OF LOT COVERAGE.
3. OUTBUILDINGS SHALL BE LIMITED TO 25% OF REAR YARD AREA.

### EASEMENTS

1. OPEN PORCHES MAY ENCROACH WITHIN THE AREA INDICATED AND SHALL FRONT 40% MIN. OF THE STREET FACADE. ALSO, 30% - 50% OF BUILDING FRONTAGE MAY ENCROACH INTO THIS AREA PROVIDED THE REMAINING FRONTAGE IS PORCH.
2. LOCATION OF FENCES OR GARDEN WALLS AT FRONTAGE SHALL BE BUILT WITHIN 3 FT. OF PROPERTY LINE.
3. TRASH CONTAINERS SHALL BE LOCATED WITHIN THE PARKING AREA.

### BUILDING USE

1. USES PERMITTED WITHIN THE BUILDINGS SHALL BE RESIDENTIAL ONLY.

### BUILDING HEIGHT

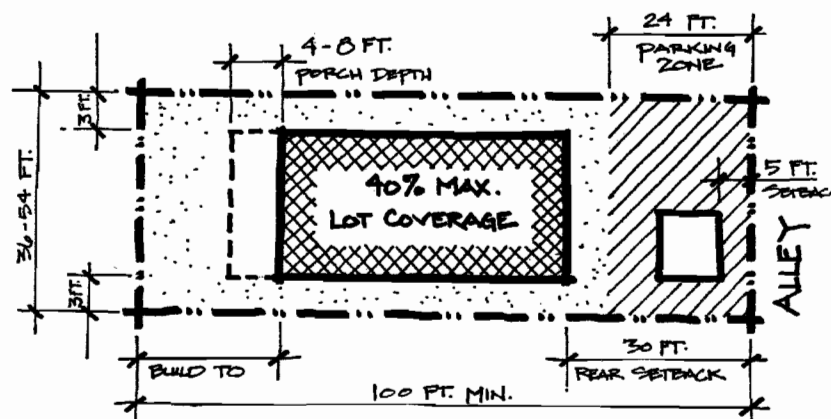
1. HEIGHTS SHALL BE MEASURED RELATIVE TO THE FRONTING STREET ELEVATION AND A SPECIFIED POINT AS INDICATED.

### PARKING

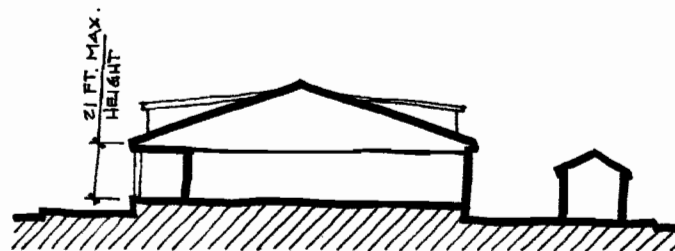
1. PARKING SPACES MAY BE PROVIDED WITHIN THE AREAS INDICATED.
2. PRIVATE PARKING SPACES SHALL BE NO LESS THAN 9 FT. X 19 FT. WITH ACCESS TO THE ALLEY.

### MISCELLANEOUS

1. AWNINGS SHALL PROJECT A MAXIMUM OF 3 FT.



RESIDENTIAL  
RESIDENTIAL



Bungalow

6.7

Hope Gardens  
Neighborhood  
Design Guidelines

Metropolitan Development &  
Housing Agency

DESIGN GUIDELINES  
REVISIONS



Andres Duany  
Elizabeth Plater - Zyberk  
planning consultants

John Engineering  
Associates, Inc.  
engineering consultants

07.31.96



## LARGE HOUSE

### BUILDING PLACEMENT

1. BUILDINGS SHALL BE SET ON LOTS RELATIVE TO THE PROPERTY LINES AS INDICATED IN THE ILLUSTRATION TO THE RIGHT.
2. BUILDINGS AND STREET FACADES SHALL EXTEND NO MORE THAN 80% ALONG THE FRONTAGE OF LOT WIDTH AND SHALL NOT EXCEED 40% OF LOT COVERAGE.
3. OUTBUILDINGS SHALL BE LIMITED TO 25% OF REAR YARD AREA.

### EASEMENTS

1. OPEN PORCHES MAY ENCROACH WITHIN THE AREA INDICATED AND SHALL FRONT 40% MIN. OF THE STREET FACADE. ALSO, 30% - 50% OF BUILDING FRONTAGE MAY ENCROACH INTO THIS AREA PROVIDED THE REMAINING FRONTAGE IS PORCH.
2. LOCATION OF FENCES OR GARDEN WALLS AT FRONTAGE SHALL BE BUILT WITHIN 3 FT. OF PROPERTY LINE.
3. TRASH CONTAINERS SHALL BE LOCATED WITHIN THE PARKING AREA.

### BUILDING USE

1. USES PERMITTED WITHIN THE BUILDINGS SHALL BE RESIDENTIAL ONLY.

### BUILDING HEIGHT

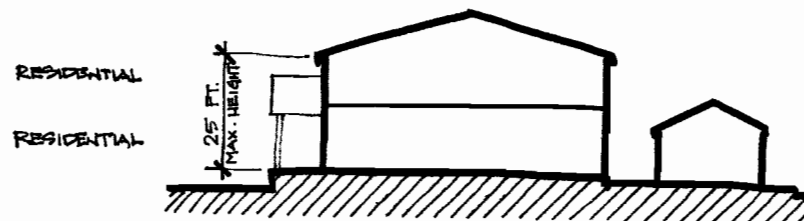
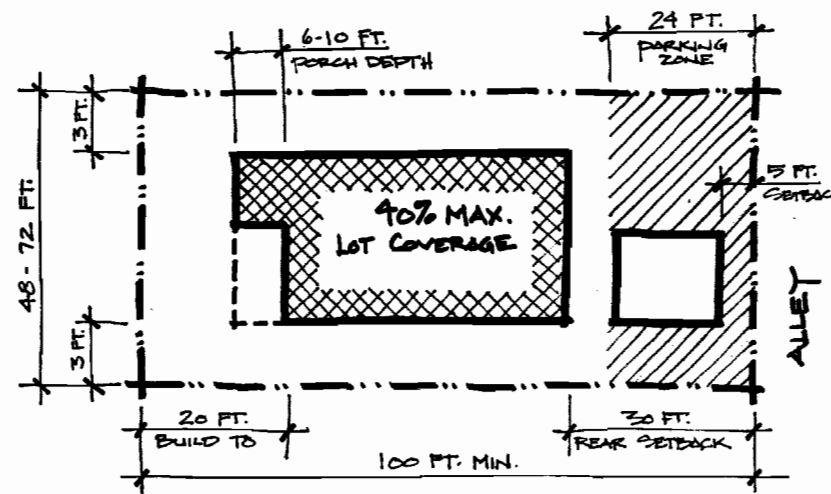
1. HEIGHTS SHALL BE MEASURED RELATIVE TO THE FRONTING STREET ELEVATION AND A SPECIFIED POINT AS INDICATED.

### PARKING

1. PARKING SPACES MAY BE PROVIDED WITHIN THE AREAS INDICATED.
2. PRIVATE PARKING SPACES SHALL BE NO LESS THAN 9 FT. X 19 FT. WITH ACCESS TO THE ALLEY.

### MISCELLANEOUS

1. AWNINGS SHALL PROJECT A MAXIMUM OF 3 FT.



Large House

6.8

Hope Gardens  
Neighborhood  
Design Guidelines

Metropolitan Development &  
Housing Agency

ILLINOIS  
DEPARTMENT OF  
TRANSPORTATION



Andres Duany  
Elizabeth Plater-Zyberk  
planning consultants

Littlejohn Engineering  
Associates, Inc.  
engineering consultants

07.31.96

land use

7.0

Hope Gardens  
Neighborhood Design  
Guidelines

Metropolitan Development &  
Housing Agency

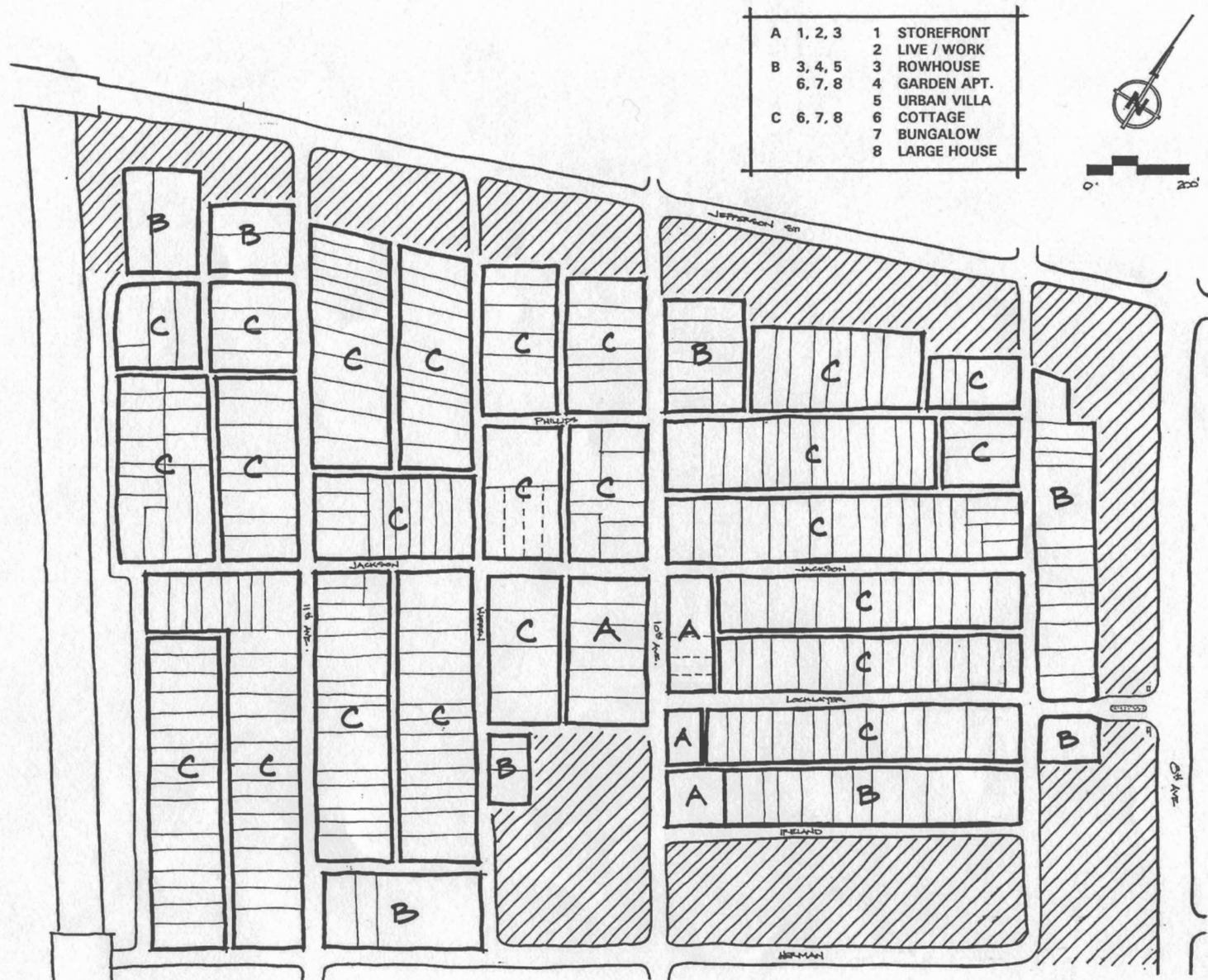
EVERTON OGLESBY ASKEW  
ARCHITECTS



Andres Duany  
Elizabeth Plater-Zyberk  
planning consultants

Littlejohn Engineering  
Associates, Inc.  
engineering consultants

073196



Regulating Plan

7.1

# Hope Gardens Neighborhood Design Guidelines

Metropolitan Development &  
Housing Agency

IVERTON OGILSBY ASKEW  
ARCHITECTS



Andres Duany  
Elizabeth Plater - Zyberk  
planning consultants

Littlejohn Engineering  
Associates, Inc.  
engineering consultants

07.31.96

architectural regulations



8.0

**Hope Gardens  
Neighborhood Design  
Guidelines**

Metropolitan Development &  
Housing Agency

EVERTON OGLESBY ASKEW  
ARCHITECTS



Andres Duany  
Elizabeth Plater-Zyberk  
planning consultants

Littlejohn Engineering  
Associates, Inc.  
engineering consultants

073196

## WALLS

### Materials

Building Walls shall be finished in local brick, native stone, wood clapboard, wood drop siding, wood board and batten, or vinyl siding. In addition, 25% of the building surface may be finished in wood shingles or cementitious plank lapsiding. Clapboard and siding shall be painted. Brick may be painted or left unpainted.

Foundation walls and piers may be exposed smooth-finished, parged block, split-face block, stone or brick veneer.

Retaining and garden walls shall be finished in stone, brick or split-face block matching the principal building. Gates shall be wood or wrought iron.

Fences in front yards, or street-facing yards for corner lots, shall be made of wood pickets or wrought iron. All other fences shall be made of wood boards, wrought iron or chain link. Fences may have brick, split-face block or stone piers.

### Configurations

Walls may be built of no more than two materials and shall only change material along a horizontal line, i.e. wood may be combined with brick when the material change occurs horizontally, typically at a floor line or a gable end, with the heavier material below the lighter, i.e. brick below wood and stone below brick. Outbuildings and additions to buildings must be made of the same materials as the main building except when the main building is made of brick or stone, the out building or addition can be wood.

Walls shall be painted or stained in accordance with the guidelines provided in the miscellaneous section.

Siding shall be horizontal, max. 10 inches exposed to the weather. Boards with more than 8 inches to the weather shall show no more than a 1-inch variation from one board to the next.

Shingles shall be max. 10 inches exposed. Decorative shingles shall be permitted within gable ends only except within or immediately adjacent to the Germantown Historic District where compatibility to neighboring structures may make decorative shingles appropriate. Shingles shall be handsplit or machine cut and have bottom edges aligned.

Foundation walls shall be exposed a min. of 18 inches and a maximum of 36 inches above grade.

Trim, such as window, fascia, etc., shall be minimum grade "B" wood and shall not exceed 1 inch in thickness. The width at the corners and openings shall be 4" to 8" except at the door which may be any size or configuration.

Brick shall be horizontal running bond or flemish bond pattern with mortar joints of raked or grapevine pattern, max. joint size: 1/2 inch in height.

Garden walls shall be minimum 8 inches thick and capped with an overhang of no less than one inch. They shall be made of brick, split-face block or stone matching the main building.

Picket fences shall be no higher than 3.5 feet high at front yards. Wooden picket fences shall have no more than a 3 inch gap between pickets. Wrought iron picket fences shall have no more than 6-inch gaps.

Board fences or chain link fences shall be no higher than 7 feet.

## ROOFS

### Materials

Roofs shall be clad in asphalt shingles, wood shingles or sloped metal roofing.

Gutters and downspouts, when used, shall be made of galvanized steel, copper (not copper coated), vinyl or anodized aluminum.

Flashing shall be copper, lead-coated or "tern" coated tin, galvanized steel, vinyl or anodized aluminum. Copper or tin roofs, flashing, gutters, and downspouts shall be allowed to age naturally (not painted or sealed.) Chimney flashing must be either copper, tern coated tin, galvanized steel or aluminum.

### Configurations

The principal roofs shall be a symmetrical gable or hip with a slope between 6:12 and 12:12. Eaves shall be continuous. Ancillary roofs (attached to walls at the upper portion) may be sheds sloped no less than 4:12.

Roof trusses shall have integral eave returns allowing room for either expressed lintels or a frieze board above top story openings.

Flat roofs, permitted only when occupiable and accessible from an interior room, must have a railing or a parapet wall as high as the Metro Building Code allows. These are limited to no more than 20% of the total building footprint.

Gutters shall be square, ogee-shaped or half-round. Downspouts shall be round or rectangular.

Roof penetrations, such as plumbing vents or gas water heater vents, shall be placed on the rear slope of the roof and painted to match the color of the roof, except those of metal which may be left unpainted. Chimney flues would be allowed on the front.

Skylights, solar panels shall be flat (non-bubble) and mounted on the side or rear slopes of the roof.

Dormers shall not exceed, in the aggregate, 60% of the facade width and be placed a minimum of 36" from side building walls. Dormers shall have symmetrical gable or hip roofs with a slope between 6:12 and 12:12.



Walls / Roofs

# 8.1

## Hope Gardens Neighborhood Design Guidelines

Metropolitan Development &  
Housing Agency

EVERETT OGLESBY ASKEW  
ARCHITECTS



Andres Duany  
Elizabeth Plater - Zyberk  
planning consultants

Littlejohn Engineering  
Associates, Inc.  
engineering consultants

07.31.96



## OPENINGS

### Materials

Windows shall be made of painted wood, clad wood or metal and shall be glazed with clear glass with no more than 10% daylight reduction.

Doors, including garage doors, shall be wood, embossed steel or fiberglass with wood veneer. Doors shall be painted or stained.

Storm doors shall be painted wood, wrought iron or anodized aluminum.

Shutters shall be wood or vinyl and awnings shall be canvas.

### Configurations

Window openings in upper stories shall be centered directly above openings in the first story and shall be equal in massing to the windows below. Openings in the gable ends must be centered. Openings shall be min. 2 feet from building corners.

Glazed area on frontage facades shall not exceed 30% of the total surface. Ground floor retail shall have a minimum of 70% glazed surface.

Windows shall be single-hung, double-hung, awning, or operable casement types with a square or vertical proportion except that there may be one circular, semi-circular, oval, or hexagonal window on each building which, if used, shall be centered in the gable end.

Transoms may be oriented horizontally. The centerline of the window sash shall align with the centerline of the wall. Window sills are to project a min. of 2" from building face and are to be a min. of 2" high.

Doors shall be hinged, except garage doors.

Paired doors are not permitted at frontages. Sliding doors shall be permitted only at backyard locations. Glazing in doors must be rectangular except in the Historic Germantown District where circular, semi-circular or oval-shaped glass is acceptable.

Garage doors shall not face a street frontage. Garage doors shall be painted. Garages shall be accessed from alleys only.

Shutters shall be sized and shaped to match the opening if they were shut and provided for all windows on a given wall. Where a pair of windows connect horizontally (picture windows), then shutters should be sized to cover half of each window.

Awnings shall be rectangular or circular in shape and shall be fabric material.



Openings

# 8.2

## Hope Gardens Neighborhood Design Guidelines

Metropolitan Development &  
Housing Agency

EVERYONE OGLDESBY ANKLEW  
ARCHITECTS



Andres Duany  
Elizabeth Plater - Zyberk  
planning consultants

Littlejohn Engineering  
Associates, Inc.  
engineering consultants

07.31.96

## ELEMENTS

### Materials

Columns shall be made of wood, stone, split-face block, aluminum or brick. Piers, arches and chimneys shall be made of stone, split-face block or brick.

Porches, balconies, bay windows, posts, spindles and balusters shall be made of wood except railings attached to concrete or brick which may be made of steel or wrought iron and painted. Porches may be enclosed with glass or screens, however, glass enclosures are not permitted at frontages. Porch ceilings may be enclosed with painted wood or beaded vinyl; exposed joists shall be painted or stained.

Stoops shall be made of wood, brick, stone or concrete. If concrete, a stoop shall have brick, stucco or stone cheek walls.

Decks shall be located in rear or side yards. Decks shall be made of wood and shall comply to codes.

Wood elements must be painted or stained with an opaque stain except walking surfaces which may be left natural.

### Configurations

Chimney flues shall be no taller than required by the Building Code.

Arches shall be no less than 12 inches in depth and shall have vertically proportioned openings. Keystones shall be functional and not decorative.

Porches shall be a minimum of 18" above grade and lit with incandescent bulbs.

Screened porches shall have screens framed in wood installed behind framed railings. Undercrofts of porches and decks shall be skirted with framed wood or vinyl lattice installed between supports with no more than 1-1/2 inch spaces between boards. Posts shall be no less than 4 x 4 inches thick and shall be dressed lumber if of wood.

Railings shall have top and bottom rails. Gaps between spindles and balusters on railings shall not exceed 4 inches.

Bay windows at frontages shall have a minimum of 3 sides. Balconies shall not exceed 4 feet in depth. Cantilevers, including bay windows and balconies, shall be supported by visible brackets.

At the Neighborhood Center, signs may be made of wood, cast aluminum or thickly-enameled steel. Signs attached to buildings shall be integral with the storefronts, no larger than 24 inches in height, nor exceed 10% of the facade area and, if lit, must be externally lit.

## MISCELLANEOUS

### Colors

Walls shall be one color for each material used. Trim shall be of one color which may or may not be the same as the wall color. Accent color may be used for items such as the front door and shutters.

Picket fences shall be the wall or trim color of the house, or white.

### Paint and Stains

All exterior wood, except for decks and rear yard fences, shall be painted or stained, except wood shingles which may be left to age naturally. Window sashes shall be painted. Doors may be painted or stained.

The following shall be permitted only in rear yards and where not easily visible from streets or paths: 18" (or smaller) satellite dishes, permanent grills, permanent play equipment, swimming pools, antennas and hot tubs (those at ground level must be covered). HVAC equipment and utility meters shall be permitted in the side or rear yards.

The following shall not be permitted: Panelized materials, quoins, curved glass, window air-conditioning units (for new construction only) and signs (on private property).

Storm Water Management: Sites shall follow the prescribed Drainage Measures listed in the metro city code or may submit an alternative drainage plan certified by a civil engineer as fulfilling the stormwater management requirements.

Flagpoles under 6 feet long are suggested to be mounted at a 45-degree angle to building walls.

Light fixtures shall be mounted to walls or ceilings, have incandescent or metal halide bulbs and may not produce glare on adjacent properties. Lamp posts are allowed with either gas or incandescent lighting.

Variances to The Architectural Regulations may be granted on the basis of architectural merit.



Elements /  
Miscellaneous

# 8.3

Hope Gardens  
Neighborhood  
Design Guidelines

Metropolitan Development &  
Housing Agency

EVERTON OGILVY ASKEW  
ARCHITECTS



Andres Duany  
Elizabeth Plater-Zyberk  
planning consultants

Littlejohn Engineering  
Associates, Inc.  
engineering consultants

07.31.96