

COMPREHENSIVE DEVELOPMENT

120 Attachment 3

Town of Chesapeake City

Architectural Design Standards [Amended 1-27-2020 by Ord. No. 2020-001]

Introduction:

The primary objective of the following Architectural Design Standards is the preservation of the architectural characteristics that make Chesapeake City such a desirable location for residents and tourists alike. As noted in its 2009 Comprehensive Plan, Chesapeake City has a distinguishing sense of place in terms of its heritage, layout, architecture, and picturesque setting. Additions, renovations, and new construction should maintain Chesapeake City's architectural standards, diversity of design, size, and neighborhood layout that has defined this Town since its founding. These standards are intended to ensure that Chesapeake City does not lose these unique qualities.

General Site Conditions for New Subdivisions:

1. Width of residences with rear-loaded garages shall be no wider than 75% of the total lot width.
2. Width of residences with side-loaded garages shall be no wider than 60% of the total lot width.
3. Sidewalks shall be on both sides of the street with curbing. No earthen swale-type gutters.
4. Seventy five percent of the homes on each block shall have front porches. The depth shall be six feet minimum and the breadth shall be at least 50% of the main living structure.
5. No subdivision signs may be placed on any public right of way. Public entranceways and areas may be planted with shrubs, trees or flowers.
6. A detached garage option shall be made available for purchase as a buyer option.

1. EXTERIOR BUILDING WALL MATERIALS

1. Smooth-cut cedar shingles, four inches to six inches exposed.
2. Lightweight cementitious lap siding with smooth or texture, eight inches maximum exposure. Example: Hardiplank® and Cemplank®.
3. Wood clapboard siding, four inches to six inches exposed.
4. Wood beaded siding, seven inches exposed.

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5. Board and batten.
6. Brick or stone.
7. Stucco.
8. Vinyl:
 - i. Architectural style with minimum thickness of 0.046 inches. Examples: Cedar Impressions®, CraneBoard® and Celect®.
 - ii. Vinyl composite or vinyl veneer.
9. Aluminum or metal.
10. A sample or specification sheet of any proposed siding material must be presented to the Planning Commission or Zoning Administrator for review and approval. Site or field changes or substitutions of the approved materials are not permitted without written permission from the Zoning Administrator or the Chairperson of the Planning Commission.

2. BUILDING MATERIALS AND TECHNIQUES

1. Piers shall be brick. Matching stone shall be used with stone exterior walls.
2. Porch floors shall be tongue and groove wood or composite, poured concrete or brick.
3. Porch foundations shall be masonry piers with framed wood or vinyl lattice.
4. Stoops shall be masonry on all exposed sides to match the foundation walls. Wood may be used at secondary entrances.
5. Posts shall be wood, vinyl, cementitious or composite.
6. Porch and deck railings shall be wood, vinyl covered wood, composite simulated wood, powder coated metal, wrought iron, or vinyl covered aluminum or stainless steel.
7. Deck floors shall be wood (decking boards or porch tongue and groove) or composite simulated wood.
8. Exterior chimneys shall be brick, stone or stucco. Chimneys two stories or more above grade and not within four feet of an exterior wall may be simulated brick. Flues shall be tile or metal.
9. Piers of masonry shall be no less than 12 inches in width and eight inches in depth.

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10. Wood at frontages must be painted, with the exception of flooring and treads which may be painted, stained or left unfinished.
11. All posts shall be no less than five inches nominal in width or depth.
12. Uninhabitable space (six feet) below decks and porches shall be skirted by wood or vinyl lattice with not greater than 1.5 inches between boards.
13. Fireplace, dryer and bathroom vents shall not face frontages.
14. Railings of steel or wrought iron shall be painted.
15. The front of an attached garage shall not be further forward than the front of the main structure.
16. The front of a detached garage shall not be closer than 10 feet to the rear of the main structure and must meet all other set back requirements.

3. ROOFS

MATERIALS AND TECHNIQUES

1. Roofing material shall be architectural fiberglass, metal standing seam, (painted or galvanized), coated aluminum standing seam, copper, tile, cedar shakes or slate. Examples: GAF Timberline® or GAF Woodland®.
2. Gutters and downspouts shall be aluminum, copper or steel (painted or galvanized) four inches or five inches polymer PVC.
3. A sample or specification sheet of any of the above materials must be presented to the Planning Commission or Zoning Administrator for review and approval. Site or field changes or substitutions of the approved materials are not permitted without written permission from the Zoning Administrator or the Chairperson of the Planning Commission.
4. Roofs shall be symmetrically pitched and only in the configuration of gables and hips. Roofs shall have a minimum pitch of 8 inches to 12 inches.
5. Any three-story structure may have a lower pitch roof to meet the 35 feet building height restriction.
6. Flat roofs are permitted and must be edged by a railing or parapet. The railing patterns shall be subject to the approval of the Planning Commission.
7. Roofs shall overhang a minimum of 12 inches over soffit, minimum eight inches gable.
8. Dormers shall be roofed with a symmetrical gable, hip barrel or shed roof.

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9. Roof penetrations (vents, attic ventilators, turbines, flues, etc.) shall be painted to match the color of the roof, or flat black, except those made of coated metal which may be left unpainted.

4. WINDOWS AND DOORS

MATERIALS AND TECHNIQUES

1. Windows and patio doors shall be built of wood, vinyl-clad wood or vinyl. All windows and doors must be Energy Star® Rated.
2. Stained glass or art glass.
3. Shutters shall be wood or raised panel vinyl or PVC.
4. Awnings shall be of canvas or a synthetic woven material resembling canvas.
5. Doors shall be of wood, embossed steel or fiberglass.
6. Garage doors shall be of wood, embossed steel, fiberglass or raised panel aluminum.
7. A sample or specification sheet of any of the above materials intended to be used must be presented to the Planning Commission or Zoning Administrator for review and approval. Site or field changes or substitutions of the approved materials are not permitted without written permission from the Zoning Administrator or the Chairperson of the Planning Commission.
8. Windows shall be square, rectangular or vertical in proportion. Windows may be circular, semicircular, hexagonal or octagonal in shape.
9. Windows shall be single hung, double hung or fixed in decorative applications. Casement or awning type may be used in the rear.
10. The use of mullions shall be consistent with the style of the building and consistent throughout.
11. Bay windows at frontages shall extend to the finished floor or be bracket supported.
12. Single glass panes shall be no larger than 25 square feet.
13. Total fenestration (rough window openings) on the front facade shall not exceed 30% of the total surface area.
14. Shutters shall be applied to either all or none of the typical windows on any given elevation. They shall be shaped, sized and proportioned to the opening they serve. Shutters may be fully functional with all necessary hardware. Shutters shall be painted to match the provided color pallet.

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15. Garage doors shall not exceed 10 feet in height and 10 feet in width if accessed from a street and 18 feet in width if accessed from an alley.
16. Doors, including garage doors, shall have glass, raised panels or both.
17. Doors may be of the sliding patio variety except at frontages.
18. Storm doors, screen doors and window screens shall be finished to match the window or door they serve or the trim around it.
19. All garages shall have at least one standard sized personal exterior door for ingress/egress.

5. FENCES

MATERIALS AND TECHNIQUES

1. Walls at frontages shall match the principal structure.
2. Walls and fences visible from nearby streets, paths or public areas shall be brick, stone, porridge concrete, porridge concrete block, stucco, vinyl or wood.
3. Walks at frontages shall be brick, stone or concrete.
4. Front driveways shall be asphalt, brick, brick pavers, stone or concrete.
5. Patios shall be of poured concrete, brick, brick pavers, stone, slate or concrete pavers.
6. Brick walls shall be a minimum of eight inches in depth.
7. The cap shall overhang the wall by 1/2 inch to one inch on each side.
8. Walls of brick or stone shall be capped in a brick rowlock course of brick, cut brick or dressed coping stone or slate 1 1/2 inches to three inches thick.
9. Walks must be built flush with the final grade unless slopes require steps.
10. Patios are permitted except at frontages.

6. MISCELLANEOUS

Planning Commission may determine that certain lots or portions thereof may be held to primary frontage standards if it is highly and easily visible from the public view, even if it does not meet the definition of primary frontage. Frontage is determined by street address of the primary structure.

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1. External light fixtures shall be compatible with the architectural style of the building to which they are attached.
2. Building walls shall not be flooded or washed with light, except for holiday lighting.
3. One security sign no larger than one square foot per frontage is permitted.
4. Materials, configurations and techniques for individual units or other portions of a multiunit building shall be consistent.
5. The following items are prohibited at frontages: clothes drying apparatus, air conditioning equipment, swimming pools, hot tubs and spas.
6. The architectural standards are part of Chapter 120, Comprehensive Development. Modifications from these architectural design standards may be granted by the Planning Commission on the basis of architectural merit, site conditions and/or other extenuating or unusual circumstances. Financial hardship does not constitute extenuating or unusual circumstances, but may be considered on a case by case basis.