

ARCHITECTURAL DESIGN GUIDELINES

The overall purpose of the Cammack Village Residential Design Guidelines is to establish clear and comprehensive design recommendations for all single-family residential developments in Cammack Village. The Design Guidelines emphasize essential principles of development to preserve the historical characteristics of Cammack Village through protecting natural features and providing compatibility with neighboring structures with location of buildings, landscaping, general building form, massing, and scale.

DEFINITIONS

Massing:	The mass of a building, its three dimensional form, is evaluated for scale, bulkiness and relationship to exterior space.
Story:	That portion of a principal building enclosed between the surface of any floor and the surface of the next floor, or if there is no floor above, the space between the floor and the ceiling next above.
Masonry:	Includes all brick products and all stone products including artificial.
Architectural Plane:	A two-dimensional surface defined by width and length.
Façade:	The main exterior of a building usually characterized by elaboration of stylistic details and containing an entrance.
Applied Trim:	Supplemental and separate decorative strips applied to the face or sides of a frame.

STRUCTURAL COMPONENTS

Massing/Scaling:	The overall design of homes and additions shall be compatible with the scale and mass of surrounding properties and complement the existing streetscape character. Architectural elements shall be designed to eliminate box-like homes.
Variance Limits:	Setbacks shall be limited to 10% on front and rear yards.
Housing Style:	Homes with an identical body style (same building form or shape, roof type and porches) shall have at least a minimum of 10 lots of separation between them. Homes with an identical body style may occur closer than 10 lots between them only if a minimum of three key details are different, in which case they may be no closer than five lots
Roof Style:	A-Frame, Shed Style, Façade Only Mansard, and Geodesic Dome are prohibited

Roof Material: Specified roofing material shall be appropriate for the architectural style of the home.

Metal roofing shall be a minimum of 26 gauge.

Roof, Mechanical, Equipment Vents: Vents shall be attached to the rear roof matching the single color and hidden from the main street view when possible.

Skylights shall not be installed on roof facing the street or transmit excessive amounts of interior building light

Solar Panels shall not be installed on roof surface facing the street. Exposed solar panel system materials shall be integral color that does not contrast with the color of wall or roof surface.

Windows: Windows are required on all sides of the home adjacent to the street, adjacent to a common area, or not perpendicular to the street.

Windows shall be installed into walls with an adequate depth or reveal to create shadows which heighten the visual richness of the façade.

Trim is required for all windows and may include decorative window heads, decorative window surrounds, shutters, or applied trim being minimum of 1” by 4”

Windows facing adjacent properties shall be located or designed to avoid direct alignment with neighboring windows

Vinyl windows must have a min of 2” wide frames and 2 ½’ wide frame with J channel. Interior grids within glass should be a part of the specifications

Garage: Location and orientations of the garage in Cammack Village shall be designed to minimize the necessity of street parking.

Minimum Garages/Carport Capacity - two-car

Garage Door Percentage - 40% maximum of the front façade
Exceptions may be considered if remedies to reduce visual impact of the garage are made.

If side-loading or court-yard the primary architectural plane shall have a minimum of one window in the garage portion facing the street

Entryways: Entryways shall be clearly defined, visible, and a dominant feature of the façade.

Porches are strongly encouraged to preserve the historical characteristics of Cammack Village.

Porches wrapping around the front and side facades are strongly encouraged on corner lots.

For architectural styles without porches the entrance shall have a clearly articulated entryway with a connection pathway from the driveway to the entry to the home.

Fence: Woven Metal and Chain Link fence are prohibited on new constructions.

Fencing of front yard is prohibited, excluding corner lots where the side yard serves as part of the front yard.

Fences should not exceed a height of 6ft. Exceptions maybe considered on wooden privacy fences up to 8ft in height.

Materials: High Quality – The design and construction of Cammack Village homes shall evoke a superior level of craftsmanship and building materials. Materials shall exhibit the probability of a long lifespan.

Permitted materials include masonry products, hardi-plank (cementitious siding), stucco, wood, and vinyl siding having a minimum gauge of .048 and a minimum of 1/2-IN lip. Scored plywood and aluminum siding are prohibited.

Exposed Concrete, simulated brick/stone, unnatural brick tone and bright aluminum doors/windows are prohibited.

Mobile/Manufactured Homes and Yurts/Geodomes are prohibited.

Building Color: Colors should be complimentary colors. Neon or Florescent colors are prohibited.

Changes in building color shall not occur at the corners of walls or at changes in a façade plane.

Eaves, windows, door trim are appropriate features for the use of accent colors. Accent colors shall be harmonious with the primary colors and part of the appropriate pallete.

LANDSCAPING

Trees are an important aesthetic resources that contribute to the City of Cammack Village's distinctive character. New Developments and remodel/additions should be designed as to minimize the removal of natural vegetation including trees.

Tree/Vegetation Removal: Removal of mature trees (trees over 6" in diameter) shall be avoided whenever possible. (This is not meant to obstruct the removal of hazardous or unhealthy trees)

If the removal of a mature tree is unavoidable the trees to be removed will be evaluated to determine replacement inches. The evaluation determines the amount of inches that must be replaced. These inches must be qualified trees at least 2 inches in diameter measured 6 inches above the ground.

For every 10 inches of replacement inches required, the applicant must plant at least one 4-inch diameter tree, or a 100-gallon tree of species class 1 or 2. More than 1 tree may be necessary depending on the amount of replacement inches. If a tree is considered dead, diseased, dying or hazardous, then no replacement is required. Supporting documentation may be required in certain circumstances.

The design of new planting shall utilize primarily native, drought tolerant species that are reflective of the local characteristics of Pulaski County.

Yard landscaping of solely rock, rubber textures, pebbles or concrete are prohibited

Sodding shall be in place at the completion of the home.

Trees, which are preserved shall be protected to the greatest extent practical from damage. Any damaged tree should be treated as soon as possible.

Front Yard Landscaping: Minimum one species class 1 or 2 tree required at a minimum 2.5" caliper, 10 shrubs. Exceptions may be considered for other landscaping designs.

Rear Yard Landscaping: Minimum of one species class 1 or 2 tree (minimum 2.5-IN caliper). Exceptions may be considered for other landscaping designs

OTHER ADDITION GUIDELINES

Second Floor Additions: Second story additions shall be architecturally integrated into the first story homes and shall not be architecturally independent of the first story.

Porch: Additions: Porches shall be architecturally integrated into the existing design of the home. Incompatible materials and design elements shall be avoided.