



water·colorSM
A Southern Coastal Landscape

Design Review Board

24 February 2015

Amendment #WC-1

The following amendment is in effect for all single family residential structures in WaterColor in order to reduce the impact of roof elements and maintain the intent of the pattern books:

Roof elements are as follows:

Tower (only when permitted via pattern book)	240'-0" (phase I) 225'-0" (all other phases) max area (total of enclosed and unenclosed), square or rectangular in proportion, permitted one balcony (5'-0" max. depth) which occurs on one side only
Cupola	225'-0" max area, square or rectangular in proportion, centered on Main Body ridge, roofed
Light Monitor	50'-0" max area, square or rectangular in proportion, centered on Main Body ridge, roofed
Widow's Walk / Roof-Level Deck	100'-0" max area, square or rectangular in proportion, not conditioned, centered on Main Body ridge, not roofed

Combinations of roof elements are as follows:

Tower (when permitted via pattern book) and Widow's Walk or Roof-Level Deck

or

Tower (when permitted via pattern book) and Light Monitor

or

Cupola and Widow's Walk / Roof-Level Deck

Tower stairs are to be contained in the body of the tower unless hidden from view inside the house.

Vertical access to widow's walks / roof-level decks should be hidden from view inside the tower or cupola or beneath a hatch in the roof element.

Consideration should be given to reducing the vertical distance of roof elements between their finish floor and the roof on which they exist. Such elements on steep roofs may require narrowing to decrease the vertical distance and therefore their side wall exposure.

Simplified non-visually dominate roof elements are desired.

Rear View Facade Zones and their design parameters are defined as follows:

Location

- Depth is from Rear Building Site Setback Line inwards (see applicable pattern book for depth)
- Width is from side property line to side property line taken at the rear property line (abnormally shaped rear property lines will be considered on a case by case basis).

Development

- Width of vertical development (house, porch, raised deck, raised pool, accessory structures, planters, exterior fireplaces, etc.) is not to exceed 50% of the width (as defined above) of the Rear View Facade Zone
- Substantial decrease in natural grade and its impact on at-grade development will be considered on a case by case basis.

A porch or porches a minimum 8'-0" deep and complying with the applicable porch rules shall be located on each floor of structures in the Rear View Facade Zone.

In an effort to minimize the appearance of large outdoor living spaces and to allow a more natural, vegetated buffer between neighboring properties as was originally intended, the WaterColor Design Review Board no longer permits encroachment of the Building Site Setback Lines by hardscape materials, fire pits, garden structures, outdoor living structures, storage structures, bike racks, the posts or walls of any structure, pools, planters, decks, stoops, landings, or any other development with the following exceptions:

Automotive Drives

- Minimum 2'-6" from side property line
- May encroach Rear Building Site Setback Line when a rear alley condition exists.
- May encroach Front Building Site Setback Line at one of the widths defined on page 41 of WaterColor phase III pattern book.
- May only widen between the front property line and the Front Building Site Setback Line via a 5'-0" radius (one side only). Said radius will connect directly to the Front Building Site Setback Line.

Pedestrian Access

- Required 4'-0" maximum width connection between front porch and community path
- Maximum 4'-0" width connection to side street community path (limit of one)
- Sand paths of minimal width and length will be considered on a case by case basis
- Steps (not landings or stoops)

Vertical Development

- Fireplace / Chimney when connected to the house serving its interior
- Fencing
- Screening for mechanical units
- Screening for garbage cans

Other

- Roof overhangs
- Above grade building projections (when approved as a variance)