EXHIBIT 2

SINGLE-FAMILY DETACHED ARCHITECTURAL STANDARDS - CURRENT & PROPOSED				
ARCHITECTURAL FEATURE		CURRENT GUIDELINES	PROPOSED STANDARDS	
Corner Breaks; Primary Architectural Plane (Minimum)	One-Story Structures	3	3*	Aggregate of 11 on any dwelling*
	Two-Story Structures	4		
Corner Breaks; Secondary Architectural Plane (Minimum)	One-Story Structures	3	No more than one Secondary Façade shall have less than 3*	
	Two-Story Structures	3		
Porch Size (Minimum; sq. ft.)		Minimum 6' Depth	30 sq ft*	
Masonry Percentage (Minimum)	Primary Architectural Plane	n/a	15%	
	Secondary Architectural Plane	n/a	n/a**	
	Total (All Architectural Planes)	50%	n/a**	
Material Restrictions	Vinyl (.048 gauge minimum)	YES	.050 gauge minimum	
	Vinyl (less than .048 gauge)	NO	NO	
	Aluminum	NO	NO	
Roof Pitch (Minimum)	Primary Ridge	6/12	6/12***	
Roof Ridgelines (Minimum)	One-Story	3	3*	
	Two-Story	5	3*	
Roof Overhang; From Framing (Minimum; in.)		12	12	
Number of Windows; Primary Architectural Plane (Minimum)	One-Story Structures	3	2	
	Two-Story Structures	4	3	
Number of Windows; Secondary Architectural Plane (Minimum)	One-Story Structures	3	2	
	Two-Story Structures	4	3	
Number of Windows; Total Aggregate (Minimum)	One-Story Structures	12	8	
	Two-Story Structures	16	12	
Window Treatment Required	All Architectural Planes	YES	YES	
Garage Door Percentage, Primary Architectural Plane (Maximum)	Single-Level Dwelling	30%		
	>2 Vehicles		30%	
	<2 Vehicles		40%	
	Multiple-Level Dwelling	20%		
	>2 Vehicles		20%	
	<2 Vehicles		30%	

* Each Primary Architectural Plane required to have a minimum of 20% masonry If three (3) different materials are utilized

*** If a dwelling meets a Historical Architectural Style, the Director can reduce the following standards: masonry, roof ridgelines, roof pitch, corner breaks, and porch.

Architectural Feature		Reductions Granted
Floor Area/Dwelling Unit (Minimum)		97%
Lot Area (Minimum)		97%
Lot Width (Minimum)		97%
Corner Breaks; Primary Architectural Plane (Minimum)	One-Story Structures	29%
	Two-Story Structures	66%
Corner Breaks; Secondary Architectural Plane (Minimum)	One-Story Structures	55%
	Two-Story Structures	58%
Porch	Required	45%
	Minimum Size (sq. ft.)	63%
Masonry Percentage (Minimum)	Primary Architectural Plane	82%
	Total (All Architectural Planes)	87%
Roof Pitch (Minimum)	Primary Ridge	24%
Roof Ridgelines (Minimum)	One-Story	39%
	Two-Story	76%
Roof Overhang; From Framing (Minimum)		29%
Number of Windows; Primary Architectural Plane (Minimum)	One-Story Structures	34%
	Two-Story Structures	45%
Number of Windows; Secondary Architectural Plane (Minimum)	One-Story Structures	63%
	Two-Story Structures	76%
Window Treatment Required (All Architectural Planes)		50%
Garage Door Percentage, Primary Architectural Plane (Maximum)	One-Story Structures	63%
	Two-Story Structures	42%