

ATTACHMENT 2

Architectural Design Guidance:

Recessed garage:

Have the garage massing set back from the main façade of the home is a critical component of a well-designed front-loaded single-family house. This strategy helps create pedestrian friendly streets where the garage does not dominate the streetscape.

- Garage massing should be set back from the main body of the house by at least 4 feet (preferably 6 feet), or garage facade should be architecturally treated to minimize its presence from the sidewalk.
- Garage massing must not protrude in front of the main body of the house.

Front porch:

The application of a generous porch is another critical element to make the main façade of the house more prominent than the garage.

- Front porch must cover a minimum of 1/3 of the front facade, excluding the width of the garage.
- A prominent stoop can be a replacement for some of the front porches within the development.

Side Elevation:

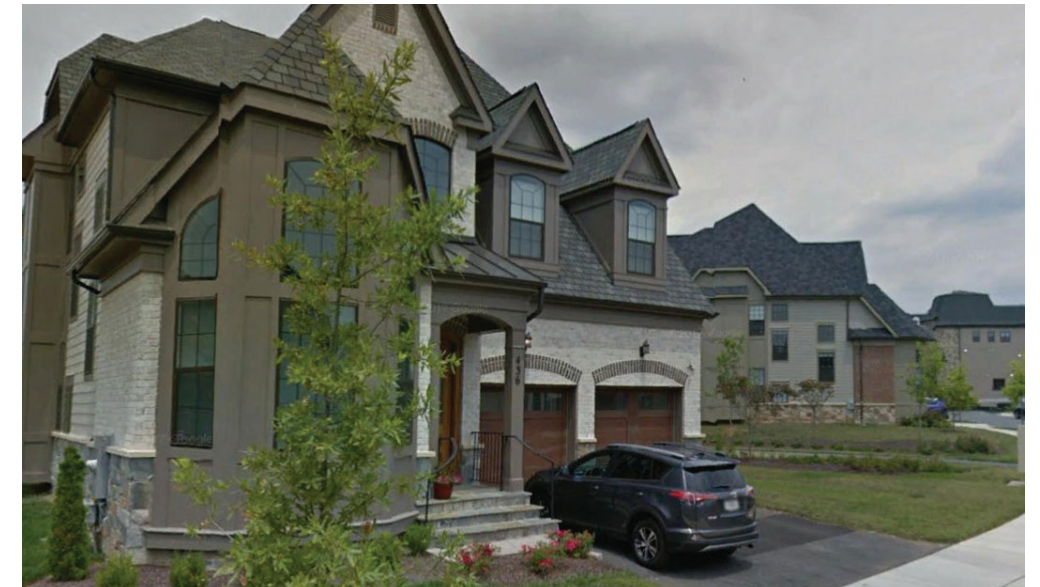
In Lots numbers 1, 4,28, and 31 the side elevations are facing Alderton Road. These façades should be treated as the main façade with special material and ample amount of fenestration.

- The amount of fenestration must add up to minimum of 15% of the overall side elevation area.

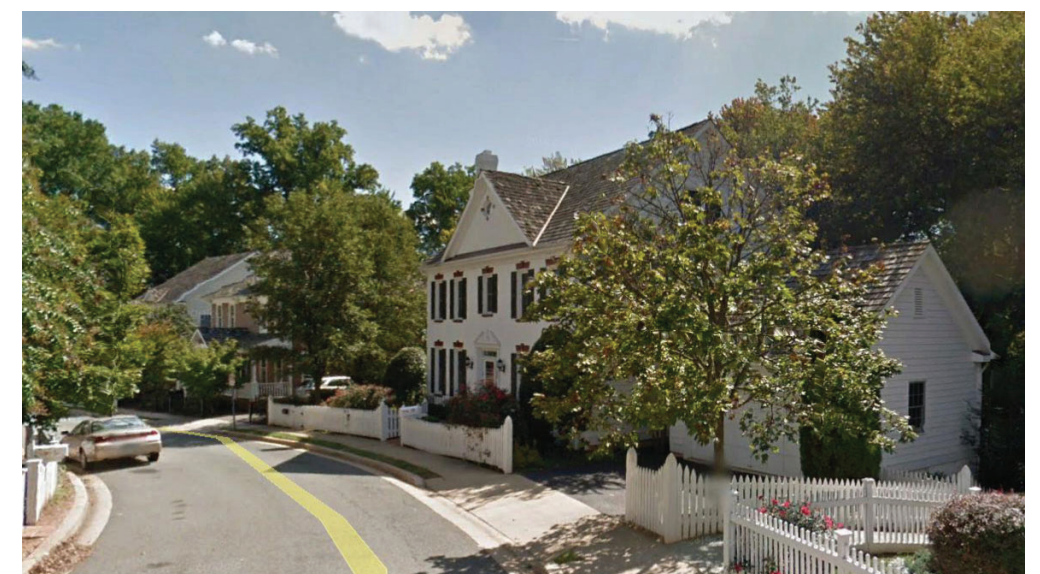
Lead walks:

A lead walk that connects the porch or stoop to the sidewalk is an essential component of pedestrian friendly streets. This shifts the focus from the garage to the entryway of each home.

- Leadwalks should be offered to all homeowners as an option.



Examples of recessed garages in the nearby neighborhood



Examples of recessed garages in other parts of the County