

TO: Michelle Eddy, CMC/CPM - Town Manager/Clerk
FROM: Kyle Parag, Plan Reviewer - CAA
DATE: January 19, 2024
RE: Planning/Zoning/Architectural Guidelines review – 0037 Rivershore

Below please find staff's analysis that outlines the review with the Town's Zoning regulations and adopted Architectural Design Guidelines for the structure proposed

Zoning Regulation analysis –

Proposal: A new single-family residence with an attached garage. The proposed 3 story, 3 bedroom, 4 bath home, includes 3,581 s.f. of living space and an attached 1605 s.f., 3 vehicle garage for a combined 4,646 square feet.

Zoning district: R

Lot Size: ~ 42,207 sq. ft.
80,000 sq. ft. Required– Existing Non-Conforming

Lot Width: ~ 347'
100 ft. Required - Complies

Setbacks: Proposed principal residence complies with required setbacks based upon submitted docs. 15' is required in the Rivershore subdivision.

Height: Complies with required height limitations. The height at the highest roof ridge is proposed at 34'-8"

Garage Stds: The proposed garage is ~1065 sq. ft. and complies with the standards for structures less than 5,000 sq. ft. in habitable size.
A maximum of 1200 sqft is permitted.

Parking Stds: Parking requirements will be met through the proposed garage.

Architectural Design Guideline analysis -

Please note the following key to the interpretation of the analysis table:

Y	Element is in substantial compliance with the design guidelines
N	Does not comply with the design guidelines
PC	Subject to Planning Commission Specific approval
	Requires additional information from applicant
N/A	Not Applicable to the application

STANDARD	NOTES/REMARKS	SUBSTANTIAL COMPLIANCE
DEVELOPMENT STANDARD		
Article 3: Easements	Survey is provided indicating an easement along the back of the property. No indicated easements are of concern.	Y
Article 4: Buildable Area/setbacks	The proposed home sits well within the irregular shaped buildable area.	Y
Article 5 Building Design Standards		
Article 5-20 Building Height	The measured height at all locations is less than 35' and complies	Y
Article 5-60 Foundation	Foundation details are not clear, the elevations do not depict any exposed foundational elements.	Y
Article 5-70 Roofs	Roof design proposed is traditional gabled, with numerous items of visual interest. Slopes vary from 3:12 to 10:12 and indicate general compliance with section 5-70	Y
Article 5-80 Garages	A 3 car attached garage is proposed with a total sqft of 1,064 sqft, and comply with the sizing requirements. The garage is subordinate to the structure and sized accordingly. Scaled garage size indicates only 881 sqft.	Y

Article 5-90 Window and Door design	Windows are proportional to the structure and do not comprise of unusual shapes. Front door is substitution and show general compliance.	Y
Article 5-100 Balconies and railings	A small balcony is proposed with railings that consist of vertical wood elements. Shows general compliance.	Y
Article 5-110 Chimney and Roof Penetrations	A substantial chimney is indicated. Materials indicated are stone, consistent with the remaining materials of the home.	Y
Article 6 Building Materials and Colors		
Article 6-20 Materials	Materials consist of traditional woods and stone veneer. Materials are consistent with requirements	Y
Article 6-30 Colors	Color board is provided on page 2 of the plan set, colors are natural, consisting of stained woods and stones. Roof will be a neutral brown.	Y
Article 7 Accessory Improvements		
Article 7-(20-40, 110) Berms, Garages, sheds and Gazebos	No accessory structures are indicated.	N/A
Article 7-50 Driveways	Driveway is proposed at 12' wide and opening up to a large automobile yard. Slopes are between 0% and 5%. The driveway re-enters the setback area for the parking area and opens to an excessive width.	PC
Article 7-60 Parking Areas	Parking is met through the attached garage.	Y
Article 7-100 Decks	Only a small balcony is provided, shows general compliance.	Y
Article 7-120 Hot Tubs	Spa is not indicated	Y
Article 7-140 Fences	No fencing is indicated	Y

Article 7-150 Retaining walls	None indicated	Y
Article 8 Signs		
Article 8 Signs	None indicated	Y
Article 9 Lighting		
Article 9 Lighting	Details of the exterior lights are not provided. Unable to determine compliance with regulations.	
Article 13 Environmental Regulations		
Article 13-20 Wetlands	None indicated.	Y