

Building Orientation



- Buildings shall be generally adjacent to the primary street where grade allows.
- Detached garages are encouraged to absorb the site's grade and contribute to minimizing garage visibility from streets and other public areas.
- Detached garages are encouraged to be internalized within the site and screened from view from the public access easement.



Massing & Scale



- Clear base, body, and top to strengthen pedestrian scale.
- Significant architecture at street corners.



Roof Forms



- Respect the adjacent residential and commercial contextual forms and materials.
- Substantial soffits and fascia add architectural character with shadows and massing.



Transitional Suburban Infill Architecture

1. Provide an architectural vocabulary and character capturing a traditional suburban residential building design.
2. Provide a neighborhood with pedestrian friendly street experiences.
3. Provide theme and variation in building massing and scale consistent with peripheral commercial and residential neighborhoods.

Porches & Balconies



- Create a pedestrian friendly streetscape
- Porches & balconies shall be recessed into the building facade, project from the building facade or incorporate a combination of both as applicable.



Entry Features

- Distinguish the primary entry facade along the primary street frontage from the secondary facades.
- Orient primary entries fronting residential streets to enhance the pedestrian experience and a sense of community where grade allows.



Note: Imagery is included to explore architectural materials & themes only and is not intended to depict an actual proposal.



SOUTH AURORA PROPERTY INVESTORS, LLC.

**EXHIBIT A:
POMEROY 1st AMENDMENT
RESIDENTIAL DESIGN STANDARDS**

ISSUE DATE: 12/23/20		PROJECT #: 218108	
DATE	REVISION COMMENTS		
10/04/21	FDP RESUBMITTAL		
11/29/21	FDP RESUBMITTAL		

SHEET NO.

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Materials & Color



- Colors shall be incorporated from the existing residential and commercial context and shall be complementary and varied.
- Preferred exterior materials include stone, stucco, brick, and cementitious siding. See Exhibit C & Form H for a detailed list of preferred materials.

- Use variation in window size to reflect the residential use behind the face.
- Enhance window openings with trim, shutters, stone lintels, soldier coursing, and/or other such detailing.
- Larger window units shall be constructed from multiple units.

Glazing & Windows



Residential Amenities

- The building orientation and site placement of the clubhouse facilities shall be located to serve as a focal point and amenity for the neighborhood.
- Provide areas of open space integrated into key areas of the overall site plan providing a refuge for residents.



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Building Orientation

- Front entries shall be fronting along a shared open space.
- Attached garages are encouraged to be accessed off of a private alleyway.
- No more than 14 dwelling units may be facing on the same green court open space.



Roof Forms



- Respect the adjacent residential and commercial contextual forms and materials.
- soffits and fascia add architectural character with shadows and massing.



Green Court Dwellings

1. Green Court Dwelling developments are an arrangement of single-family residential products around a common open space area intended for use by residents and guests.
2. Demonstrate quality design, provide open space that is accessible and usable by residents, and be designed to encourage resident interaction.
3. Provide theme and variation in building massing and scale consistent with peripheral commercial and residential neighborhoods.
4. Each Green Court Dwelling development shall have direct frontage on and pedestrian access to a street that includes on-street parking and sidewalks on both sides.

Entry Features

- All Green Court Dwellings shall have front entry features (porches or stoops) fronting on a Green Court open space or a street.



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