

# Nelson's Grant

Residential Design Guidelines (Revised January 29, 2010)

Generally: Nelson's Grant is to be developed using traditional neighborhood development standards as a mixed-use community. These Residential Design Guidelines are intended to supplement the approved rezoning requirements of Nelson's Grant and the PDMU requirements of the York County Zoning Ordinance. Wherever there is a conflict between these guidelines and the above referenced items, the more restrictive rule will apply.

## 1. Lot Development Standards

### a. Minimum Required Improvements

- i. Paved Driveway and Front Walk: All homes in Nelson's Grant will include a paved driveway and a walk to the front door. All front walks will provide direct access to a community sidewalk.
- ii. Equipment and Trash Screening: Exterior HVAC equipment and any exterior trash can storage shall be screened from view from all streets and public common areas.
- iii. Finished Landscape Yard: Every improved lot shall be landscaped in accordance with landscape standards in this document. Required landscaping will include trees, shrubs, sod and irrigation in all yard areas. Specific landscape standards will be created with full requirements.

### b. House Siting Requirements: Front, side and rear yard set-back distances must comply with York County zoning restrictions at a minimum. The DRB has the authority to increase or decrease setbacks beyond the guidelines set forth in this document in certain instances with certain lots to maintain the design intent within a given area or to avoid excessive clearing and or grading.

- i. Front Setback: Minimum 5'/Maximum 10'
- ii. Side Setback: Interior Units - 0', End Units - Minimum 5'/Maximum 10'
- iii. Rear Setback: Primary Structure – Minimum 18'/Maximum 25', Accessory Buildings and Garages – Minimum 5'/Maximum 18'

### c. Orientation to the Road: In general, houses shall face the road with the narrow façade facing the street. Where site conditions or the design intent make this unnecessarily difficult or undesirable the DRB may approve alternative site orientation.

### d. Relationship to other Houses: In part, house orientation and location will be judged on the basis of its relationship to adjacent houses. Where house designs or lot conditions result in direct views from house fronts into living areas of adjoining property, or similar breaches of privacy, the DRB reserves the right to require screening of these views or revisions to the design or siting.

### e. Accessory Structures: Siting of Accessory Structures must follow the same general guidelines as the primary structure.

- f. Swimming Pools, Hot Tubs, Spas: Swimming Pools are not permitted on individual lots. Hot Tubs, Spas and similar items must be located to the rear of the primary structure and in front of any accessory structures or garages. Must meet the same setback requirements and must be screened from view to a height of 6' from adjacent properties and common areas.
- g. Landscaping: A Landscape Plan shall be submitted and approved for each lot. All landscaping shall meet or exceed the requirements of this document. The use of native species and drought tolerant plantings is encouraged. All plants shown on the approved landscape plan shall be installed prior to issuance of a final certificate of occupancy.
  - i. Yard Areas: All yard areas will be sodded and irrigated, in landscaped planting beds or will be planted with an appropriate ground cover from the approved plant list.
  - ii. Foundation Planting: Foundation planting is required along the front façade of the house and any side facing a street, and along other areas as designated by the DRB such as decks, fenced enclosures, garages or pavement areas. Foundation beds shall be a minimum of 2' wide from the foundation.
  - iii. Trees: Street trees shall be required within the tree lawn on the approved site plan and shall meet the requirements of the York County Zoning Ordinance. Yard Trees shall be planted as appropriate on individual lots to complement the street trees. Yard tree varieties shall be selected to be appropriate to the space available and overall design of the landscape plan.
- h. Mailboxes: Individual mailboxes are not permitted within Nelson's Grant. Group mailboxes shall be placed at locations convenient to the general layout of the neighborhood and shall be installed in a permanent structure designed to complement the overall architectural style of the community.
- i. Flags and Flag Poles: Decorative flags and sovereign flags (USA, Virginia, York County) are permitted to be flown from flag standards of 6' or less in length, mounted on the house. Vertical Flag poles are not permitted in front yards. Flag poles not exceeding 10' in height may be permitted in yards directly behind the house and generally in the center of the lot.
- j. Signs: In the residential area of the community, no signs other than one real estate/construction sign are permitted in any yard. Home office signs are permitted subject to the Zoning Ordinance of York County and may not exceed 3 square feet.
- k. Pavements: Every home in Nelson's Grant shall have a paved driveway that conforms to the following criteria: a) Pavement – Driveway may be constructed of brushed concrete. Alternative materials may be approved to reduce the impervious surface requirements of the development plan approval.
- l. Front Walks: Front walks shall extend from the front steps to the public sidewalk. Front walks may be paved with brushed concrete.
- m. Exterior Lighting and Fixtures: Exterior light fixtures will be limited to lights at entrances and garage doors. Low intensity landscape lighting may be installed in rear yards and at

walkways from the rear of the lot. Light fixtures shall be compatible in style with the style of the house.

- n. Fences and Walls: Fences are permitted subject to the approval of the DRB. Fencing between townhome lots must be 6' in height and in a material to match the exterior construction of the home. Front yard fencing and side yard fencing is not permitted. Chain link, barbed wire, metal post and wire and wood stockade fences are not permitted. All fences shall be constructed so that the rails, pickets or other finished surfaces face out from the yard.
  - o. Play Equipment: Permanent play equipment may not be installed on any individual lot. Basket ball goals may be installed on the Garage Door side of a Garage facing an alley only.
2. Architectural Standards – General: Homes will be of an architectural style that is compatible with the colonial architectural styles in the Yorktown area.
- a. Type of Residence: One family attached townhomes and condominiums are permitted in Nelson's Grant.
  - b. Minimum Floor Areas: Condominiums 650 SF, Townhomes 1200 SF.
  - c. Heights:
    - i. No Building within Nelson's Grant will exceed fifty feet (50') in height.
    - ii. Townhomes will be a maximum of forty feet (40') in height.
  - d. Massing and Form:
    - i. Foundations - Houses shall be built on continuous foundations over a crawl space or raised slab.
    - ii. Exterior Facades – Exterior wall planes and masses shall be of a residential scale with adequate windows and offsets.
    - iii. Roof Slopes – Houses shall have a minimum roof slope of 8/12.
    - iv. Dormers shall be of an appropriate style and scale for the architectural style.
    - v. Ceiling heights shall be minimum 9' for the first and second floor.
  - e. Garages/Parking: Adequate on and off street parking shall be provided within the community for all homes.
3. Architectural Guidelines – Construction
- a. Foundations and Masonry: All visible portions of exterior foundation walls shall be constructed of brick, stone or stucco. Foundation vents will be of a size and style appropriate to the architectural style of the home. Masonry and mortar colors will be coordinated with the overall colors of the home.
  - b. Fireplaces, Chimneys and Flues: When full height chimneys are used, masonry chimneys are required and the exterior shall be of brick, stone or stucco. Direct vent fireplaces are permitted, but may not exhaust from the front or side elevation of the home. Metal flues shall be a maximum size of 8" diameter, located only on the rear or side roof planes and shall be painted black.
  - c. Exterior Siding – Houses shall be faced with one or more of the following materials: brick, stone, synthetic stucco or cement fiber board.

- d. Exterior Trim: Exterior architectural detailing shall be consistent with the overall design theme of the home. All exterior trim will be sized appropriately to the scale of the home. Acceptable materials include, wood, brick, stone, cast stone, PVC and aluminum or vinyl wrapped trim.
- e. Cornices and Eaves: All primary facades shall have a minimum four member cornice and eave consisting of frieze board, soffit, fascia and upper crown or decorative gutter. Gable ends with projected box rakes shall contain compatible elements to the main cornice and eave.
- f. Windows: Windows must be of a style, scale and placement consistent with the architectural style of the house. Windows are required on all elevations of the house. Vinyl or metal clad windows are permitted provided the profile and trim are similar to traditional wood windows.
- g. Doors: Front doors with sidelites and transoms are encouraged. Storm Doors are permitted but must not be excessively ornamental and the color must match the trim of the front door.
- h. Trellises where permitted must be an appropriate style and color to the architecture of the home.
- i. Window Trim and Shutters: Windows will have traditional built up moldings or shutters. The windows on the rear and sides of the homes will be of similar quality and style to the front of the home.
- j. Garage Doors will be consistent within a townhome building and with the architectural style of the home.
- k. Bay Windows: Windows must be wide enough to fit each bay façade without filling and siding, siding or trim below the windows should be consistent with emphasizing the architectural feature.
- l. Roofs and Roof Accessories
  - i. Roof materials will be a dimensional shingle at a minimum.
  - ii. Gutters and Downspouts shall be prefinished to match the adjacent building material colors. Ground gutters are acceptable where appropriate.
  - iii. Flashing shall be copper or prefinished aluminum
  - iv. Roof Vents shall be ridge vents or other low profile design and painted to match the roof color. No roof penetrations shall be located on the front roof plane of the house.
  - v. Dormers shall be consistent with the architectural style of the house.
  - vi. Skylights and Solar Tubes must be located on the rear roof plane.
  - vii. Solar Collectors may be considered where they are integrated into the design of the structure.
- m. Porches, Stoops, Patios and Terraces
  - i. Front porches and stoops will be constructed of masonry materials with brick or concrete paver flooring. Country porches may be permitted if consistent with the architectural style of the home and constructed on brick piers with decorative screening (not lattice) to grade.

- ii. Rails and columns shall be of a size and style consistent with the architecture of the home.
  - iii. Patios and decks are allowed in the rear yard. Second story balconies or decks are permitted where appropriate and approved by the DRB.
- 4. Architectural Standards – Color: A variety of colors are encouraged for the home exteriors, however excessively bright or bold colors are not permitted. Generally colors should be selected from the Martin Senour Williamsburg Collection or the Sherwin Williams Preservation Exterior Palette, Yorktown Color Palette. The same or similar color schemes may not be used on adjacent buildings, or buildings on the same street
- 5. Accessory Buildings: Accessory buildings are permitted and must be of a consistent architectural style and color scheme with the main house. All accessory buildings must be constructed on a permanent foundation with exterior materials compatible the main house. Architectural details such as windows, roof, trim and doors must be consistent with the main house.
- 6. Other Standards
  - a. Property Maintenance: Front and side yards will be maintained by the homeowners association of Nelson’s Grant. Exterior maintenance is the responsibility of the owner for townhomes and the condominium association for condominium units.
  - b. Storage: Commercial vehicles are not permitted to be parked in the residential areas of Nelson’s Grant. Commercial vehicles may not be parked in the commercial areas of Nelson’s Grant for the purpose of creating additional signage for businesses.

#### Appendices

Fencing – Style to be determined, consistent throughout community.

Mailboxes – Community Mailboxes to be provided, Style to be determined.

#### Forms

# Nelson's Grant

Commercial Design Guidelines (Revised January 11, 2010)

Generally: Nelson's Grant is to be developed using traditional neighborhood development standards as a mixed-use community. These Commercial Design Guidelines are intended to supplement the approved rezoning requirements of Nelson's Grant and the PDMU requirements of the York County Zoning Ordinance. Wherever there is a conflict between these guidelines and the above referenced items, the more restrictive rule will apply.

## 1. Site Development Standards

### a. Minimum Required Improvements

- i. Plazas and Walkways: All commercial structures in Nelson's Grant will include pedestrian walkways and/or plazas with a mix of landscaped and hardscaped areas. All principal buildings will be connected by clearly defined pedestrian walkways and street crossings.
- ii. Equipment and Trash Screening: Exterior HVAC equipment and any exterior trash can storage shall be screened from view from all streets and public common areas.
- iii. Landscape Areas: Commercial areas shall be landscaped in accordance with landscape standards in this document. Required landscaping will include trees, shrubs, sod and irrigation. Specific landscape standards will be created with full requirements.

b. Building Siting Requirements: Front, side and rear yard set-back distances must comply with York County zoning restrictions at a minimum. The DRB has the authority to increase or decrease setbacks beyond the guidelines set forth in this document in certain instances with certain lots to maintain the design intent within a given area or to avoid excessive clearing and or grading.

c. Orientation to the Road: In general, buildings shall face the road with a pedestrian scale facade facing the street. All buildings shall be designed with 360 degree architecture in terms of design and materials, and all service oriented areas are to be appropriately screened from views.

d. Relationship to other Buildings: In part, building orientation and location will be judged on the basis of its relationship to the entire commercial area. Siting shall incorporate good pedestrian circulation through clear, logical walkways between buildings to minimize the conflict between pedestrian and vehicular traffic.

e. Landscaping: A Landscape Plan shall be submitted for approval for each phase of development. All landscaping shall meet or exceed the requirements of this document. The use of native species and drought tolerant plantings is encouraged. All plants shown on the approved landscape plan shall be installed prior to issuance of a final certificate of occupancy.

- i. Public Greens: All public greens will be sodded and irrigated, in landscaped planting beds or will be planted with an appropriate ground cover from the approved plant list.
    - ii. Planting Beds: Planting beds in the commercial area shall be of a size to allow the adequate future growth of the plant types installed. The DRB may require additional plantings in areas designated by the DRB such as loading and service entrances. Foundation beds, if provided, shall be a minimum of 12" wide from the foundation.
    - iii. Trees: Street trees shall be required within the tree lawn on the approved site plan and shall meet the requirements of the York County Zoning Ordinance. Trees shall be planted as appropriate in plazas and walkway areas to complement the street trees. Tree varieties shall be selected to be appropriate to the space available and overall design of the landscape plan.
  - f. Flags and Flag Poles: Decorative flags and sovereign flags (USA, Virginia, York County) are permitted to be flown from flag standards of 6' or less in length, mounted on the house. Vertical Flag poles are not permitted in the commercial area unless installed as part of the overall plan for the plazas. Other banners and flags or banners of a commercial nature shall be subject to York County Ordinances
  - g. Signs: All signs are subject to the requirements of the Nelson's Grant Sign Guidelines.
  - h. Pavements: Varied pavement types shall be used to differentiate and designate appropriate pedestrian and vehicular areas. Acceptable materials include concrete pavers, broom finished concrete, stamped or colored concrete. Asphalt may be used in vehicular areas.
  - i. Front Walks: Front walks shall extend from the store entrances door to the public sidewalk. Front walks may be paved of brushed concrete.
  - j. Exterior Lighting and Fixtures: Shall be subject to York County requirements and will be of a consistent style and design throughout the commercial areas.
  - k. Fences and Walls: Fences and walls are permitted subject to the approval of the DRB to screen service areas.
2. Architectural Standards – General: Commercial buildings will be of an architectural style that is compatible with the colonial architectural styles in the Yorktown area. The intent of these guidelines is not to create replica of the buildings in the historic areas, but rather to incorporate design themes that are compatible and complimentary to those areas.
- a. Type of Buildings: Commercial buildings may be one-story freestanding buildings, one-story multi-tenant buildings or in mixed-use structures.
  - b. Heights: Mixed-use buildings may be up to fifty feet (50') in height.
  - c. Massing and Form:
    - i. Foundations – Commercial buildings shall be built on slab foundations.
    - ii. Exterior Facades – Exterior wall planes and masses shall be of a pedestrian scale with adequate windows and offsets.
    - iii. Roofs – Commercial buildings may have flat or pitched roofs. Pitched roofs will have a minimum roof slope of 8/12.

- iv. Dormers, windows and other architectural features may be used to improve the overall streetscape and appeal of the commercial areas.
    - d. Parking: Adequate on and off street parking shall be provided within the community for all commercial areas.
  - 3. Architectural Guidelines – Construction
    - a. Foundations and Masonry: All visible portions of exterior foundation walls shall be constructed of brick, stone or stucco. Masonry and mortar colors will be coordinated with the overall colors of the commercial area.
    - b. Exterior Siding – Buildings shall be faced with one or more of the following materials: brick, stone, synthetic stucco or cement fiber board.
    - c. Exterior Trim: Exterior architectural detailing shall be consistent with the overall design theme of the building. All exterior trim will be sized appropriately to the scale of the building. Acceptable materials include, wood, brick, stone, cast stone, synthetic stucco and PVC.
    - d. Storefronts: Primary entrances to the commercial spaces will be of a pedestrian scale with appropriate detailing. Recessed areas, awnings, bays and other architectural elements shall be used to create visual interest.
    - e. Windows: Windows must be of a style, scale and placement consistent with the size and use of the building.
    - f. Doors: Front doors with sidelites and transoms are encouraged.
    - g. Secondary facades: False windows, brick or siding detailing and other architectural elements shall be used to break up and add interest to side walls that are not primary entrances to the buildings.
    - h. Trellises where permitted must be an appropriate size, style, color and material to the building or plaza.
    - i. Bay Windows/Projections: When used as a storefront or commercial entrance windows must be wide enough to fit each bay façade without filling and siding, siding or trim below the windows should be consistent with emphasizing the architectural feature.
    - j. Roofs and Roof Accessories
      - i. Roof materials will be a dimensional shingle at a minimum.
      - ii. Gutters and Downspouts shall be prefinished to match the adjacent building material colors. Ground gutters are acceptable where appropriate.
      - iii. Flashing shall be copper or prefinished aluminum
      - iv. Roof Vents shall be ridge vents or other low profile design and painted to match the roof color. No roof penetrations shall be located on the front roof plane of the building.
  - 4. Architectural Standards – Color: A variety of colors are encouraged for the building exteriors, however excessively bright or bold colors are not permitted. Generally colors should be selected from the Martin Senour Williamsburg Collection or the Sherwin Williams Preservation Exterior Palette, Yorktown Color Palette.
  - 5. Other Standards

- a. Property Maintenance: A commercial unit owners association will be created for the purpose of maintaining the commercial areas, managing signage and marketing related issues and preparing special promotions for the commercial property owners.
- b. Storage: Commercial vehicles are not permitted to be parked in the residential areas of Nelson's Grant. Commercial vehicles may not be parked in the commercial areas of Nelson's Grant for the purpose of creating additional signage for businesses.