

COMMONWEALTH GREEN

Residential Design Guidelines

Commonwealth Green is developed using traditional neighborhood development standards as a mixed-use community. These Residential Design Guidelines are intended to supplement the approved rezoning requirements of Commonwealth Green as PDMU.

1. Residential Standards

a. Minimum Required Improvements

- i. Paved Driveway and Sidewalks. All homes in Commonwealth Green will include a paved driveway and walk to the front door.
- 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 by a 4' (foot) high screening, low maintenance material, color as determined by the Design Review Board.
- iii. Finished Landscaped 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 generally with the approved Master Plan.

- i. Front Setback; Commonwealth Drive - minimum 10', Keener Drive - minimum 30'
- ii. Site Setback; Interior Units - 0', Exterior units - 10'
- iii. Rear Setback: Primary Structure - minimum 18'
- iv. Buildings and Garages- minimum 5'

c. Orientation of 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 Design Review Board may approve alternative site orientation.

d. Relationship to Other Houses: House orientation and location will be in general accordance with the approved Master Plan.

e. Accessory Structures: Must be approved by the Design Review Board.

f. Swimming Pools, Hot Tubs, Spas: Swimming pools, hot tubs and spas are not permitted on individual lots.

g. Landscaping: A Landscape Plan shall be submitted and approved for each individual 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 Design Review Board such as decks, fenced enclosures, garages or pavement areas. Foundation beds shall be a minimum of 2' (feet) 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 Commonwealth Green. Group mailboxes shall be placed at the 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, Commonwealth of Virginia, York County) are permitted to be flown from flag standards of 6' (foot) or less in length, mounted on the house. Vertical flag poles are not permitted.
 - 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 be allowed by the Design Review Board but may not exceed 3 square feet.
 - k. Pavements: Every home in Commonwealth Green shall have a paved driveway that conforms to the following criteria: a) Pavement – driveway may be constructed of brush concrete. Alternative materials may be approved by the Design Review Board 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 or as approved by the Design Review Board.
 - m. Exterior Lighting and Fixtures: Exterior lighting fixtures will be limited to lights at entrances and garage doors. Low intensity landscape lighting may be installed with Design Review Board approval in rear yards and at walkways from the rear of the lot. Light fixtures shall be comparable in style with the style of the house.
 - n. Fences and Walls: Fences are not permitted unless approved by the Design Review Board. No fences shall be approved in the front yard.
 - o. Play Equipment: Permanent play equipment may not be installed on any individual lot.
2. Architectural Standards – General: Townhomes will be of an architectural style that is compatible with the colonial architectural styles in the Yorktown area.
- a. Type of Residence: Single Family attached townhomes and apartments are permitted in Commonwealth Green. Accessory apartments may be allowed subject to the approval requirements of York County.
 - b. Minimum Floor Areas: Apartments; 950 sq. ft., Townhomes 1200 sq. ft., Accessory Apartments; 300 sq. ft. (if allowed).
 - c. Heights: Townhomes and apartments may be up to three full stories with lofts and other living areas in the area of a pitched roof with dormers.
 - d. Massing and Form:
 - i. Foundations: Houses shall be built on continuous foundations over a crawl space or raised slab. Foundations shall be brick, stone or stucco.
 - 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: Dormers (if any) shall be minimum 9' (feet) for the first and second floor.
 - e. Garages/Parking: Adequate off street parking shall be provided within the community for all homes in accordance with the Master Plan.

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 minimum of 8" (inches) in 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 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 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 and must be approved by the Design Review Board.
- 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: Garage doors will be consistent within a townhome building and with the architectural style of the home.
- k. Bay Windows: Bay windows (if any) 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 (if any) shall be consistent with the architectural style of the house.
 - vi. Skylights and solar tubes (if any) must be located on the rear roof plane.

