

E. Building and site design:

- (1) An overall theme of design and architectural motif shall be utilized within the development for the purpose of presenting an aesthetically desirable effect and shall be such that they provide varied building elevations, design and structural appearance within the context of the unifying theme.
- (2) The building shall be oriented toward North Maple Avenue with a primary entrance located along this street. Additional entrances are permitted on other sides of the building.
- (3) Vehicular access shall not be provided from North Maple Avenue.
- (4) Building facades shall be predominantly finished in brick, with accent materials permitted. EIFS is prohibited.
- (5) Building materials and architectural details shall be consistent on all sides of each building.
- (6) A building facade shall not continue on the same plane for a linear distance of more than 75 feet. Minimum two-foot offsets shall be required at breaks in the facade planes.
- (7) Building entrances should be articulated to make it easily identifiable by visitors and to provide architectural interest. Examples of special features of entrances include, but are not limited to, awnings and architectural treatments.
- (8) Upper-floor windows should be divided into individual units or groupings of individual units, rather than a continuous "ribbon."
- (9) Buildings shall use architectural features such as differing materials and horizontal and vertical breaks and similar features designed to provide variety and reduce the visual impact of the building height.
- (10) If parking or other exterior areas are provided beneath a building, such areas shall be screened by architectural elements that are compatible with the materials and design of the front and side building facades. The intent of such screening shall be to mitigate the effects of headlights, minimize the view of parked vehicles and pavement, and to provide for a unified architectural design.
- (11) A solid fence shall be provided along any side or rear lot line. A planted buffer shall not be required along any side or rear lot line.
  - (a) Fences shall be permitted up to 6 feet in height in side or rear yards.
  - (b) Fence height shall be calculated independently of retaining wall height beginning at the top of the retaining wall on which a fence is located and shall not be required to be set back from the top of a retaining wall.
- (12) Roof design:
  - (a) Roof shape, color, and texture should be coordinated with the exterior materials of the building's façade.
  - (b) The building shall have a false mansard roof integrated with the building design and on all sides to screen rooftop equipment and appurtenances from surrounding lots. Said mansard roof screening shall not be subject to the maximum height of 56 feet.
  - (c) Roof design should minimize the negative impact of roof protrusions and rooftop equipment and appurtenances that are visible from adjacent properties, by grouping the items together and centrally locating them to the extent practical.