PLANNING COMMISSION COMMUNICATION

Meeting Date: January 9, 2013

Presented by: Matt Blakely

Item: Timnath South Subdivision, First Filing 2nd Amended Final Plat and Construction Phases 4A and 4B, Block Diversity Plan

Ordinance □ Resolution X Discussion □

BACKGROUND:
Timnath South (Summerfields) First Filing was approved in 2005 and included a total of roughly 795 lots. In 2006 the Town approved the first block diversity plan for a subdivision in Timnath. This plan was submitted by D.R. Horton and reviewed by the Planning Commission and Town Council. Subsequently, there have been several block diversity plans reviewed and approved administratively at the staff level. Since Planning Commission and Town Council are specifically listed as the approval bodies within the Town Land Use Code, we have brought forward this current Block Diversity Plan for Planning Commission and Town Council approvals.

Timnath South Subdivision, First Filing 2nd Amended Final Plat and the First Filing Construction Phases 4A and 4B are located south of “The Preserve” (Timnath South Subdivision, Second Filing), east of Summerfields Parkway, and north of Folsom Parkway. The Construction Phases 4A and 4B are a part of the currently approved 1st Filing for Timnath South and include approximately 30 lots. These two phases are currently under construction and are expected to receive substantial completion within the month of January in order to pull building permits for two model homes. The 2nd Amended Final Plat has been submitted to the Town for review and includes approximately 126 lots (8 new lots).

Meritage Homes is the applicant for this Block Diversity Plan and has purchased approximately 108 single-family detached homes within Construction Phases 4A and 4B and the Timnath South Subdivision, First Filing 2nd Amended Final Plat. Meritage Homes is a national builder and have submitted plans and elevations for consideration. Representatives from Meritage Homes will be at the meeting to discuss their architectural plans and answer any questions.

BLOCK DIVERSITY PLAN:
The Land Use Code relative to the Block Diversity Plan is located within Section 16.2.18 and is attached for your reference. Specific submittal requirements are discussed within the Block Diversity Plan subsection D. The Block Diversity Plan requirements indicate that the applicant provide a copy of the Final Plat with the locations depicted of each specific residential structure. Staff has reviewed all of the plans and elevations and has worked with the applicant to establish a matrix of allowable structure locations in relation to one another in lieu of a specific plan showing specific structures. This approach will allow the applicant a little more flexibility while meeting the intent of the Block Diversity requirements. The applicant has acknowledged acceptance of the attached matrix prepared by Town Staff.

STAFF RECOMMENDATION:
Staff recommends that the Planning Commission forward a recommendation of approval of the attached Block Diversity Plan Matrix, in lieu of a Block Diversity Plan, to Town Council for the Timnath South Subdivision, First Filing 2nd Amended Final Plat and Construction Phases 4A and 4B. Staff also suggests that the Planning Commission allow Staff to approve amendments administratively to the Block Diversity Plan Matrix that reflect minor changes to the architectural styles or residence locations.

ATTACHMENTS:
1. Land Use Code Section 16.2.18 – Residential Architecture
2. Architectural Elevations and Plans
3. Timnath South Metro District Approval Letter
4. Meritage Homes submittal Letter
5. Preliminary Block Diversity Plan Staff Review Letter to Meritage Homes
6. Block Diversity Plan Matrix
Timnath South Subdivision, First Filing Addressing

Construction Phases 4A and 4B

Date: 11/21/2012
f. In the Industrial (I) zone district, a chain link fence may be permitted so long as it is not higher than 6 feet anywhere on the premises and the visibility at the intersection and from public ways meet the requirements of this Chapter.

g. Fences around a recreation court (e.g. tennis, squash racket, squash tennis or badminton) or around a publicly-owned recreation area may exceed six (6) feet in height if the fence is at least 50% percent open.

6. Maintenance. Dilapidated, unsightly or dangerous fences shall be removed or repaired when so ordered by the Town. Hedges shall be maintained in a healthy condition, trimmed and pruned as appropriate for the plant type. Dead plant material in hedges shall be removed or replaced as appropriate when so ordered by the Town. Hedges shall not encroach upon sidewalks or street rights-of-way.

7. Permits for fences that encroach onto the public right-of-way shall be revocable at the discretion of the Town.

### 16.2.18 Residential architecture

**A. Intent.** Architecture plays an important part in developing an identity for neighborhoods. The Town of Timnath wants to build a strong architectural tradition yet allow for diversity of design expression. The Town also wants to encourage a variety of housing types, sizes and prices in each neighborhood to allow people to remain in their neighborhoods as their housing needs change over time.

**B. Housing diversity.** Housing diversity is an important goal for new residential development in Town. In support of this, the integration of detached and attached single-family dwellings and multifamily dwellings, within neighborhoods, even in the same block, is encouraged.

**C. Single-family detached and duplex dwellings.** The intent is to build a significant proportion of single-family detached and duplex dwellings with architectural designs that relate homes to the street, create diversity and variety along residential streets, include front porches and minimize the impact of garages on the streetscape. Architecture should reflect traditional regional styles as well as more contemporary designs. The policies below are intended to ensure that an adequate mix of models and styles are offered within a neighborhood and along each side of every residential block.

1. **Model and block diversity.** Each residential block face shall contain at least 4 residential models that have significant variation. The same residential model with the same architectural style shall not be placed adjacent to each other or directly across the street from one another. Residential architecture along arterial streets shall be 4 sided. Model and block diversity will be reviewed by the Town as part of a Block Diversity Plan and approved based upon variation in each of the following building elements:
a. Massing;
b. Porches and front entries;
c. Color palette;
d. Exterior materials (walls, trim, roof); and
e. Garage size, orientation and point of access.

2. **Roofs.** In general, a simple dominant roof form should be used in combination with complementary secondary and minor roof forms and elements. The majority of roofs should be at least a 4:12 pitch, however, other roof pitches may be allowed as approved in a Block Diversity Plan.

3. **Porches.** Porch designs shall reflect the architectural style of the building.

4. **Entries and front doors.** Front doors shall be located to be visible from the street. The door style, scale, and trim shall be in scale with the architectural style of the building.

5. **Allowable building extensions.** Cornices, canopies, eaves or similar architectural features may extend from the building into a required setback not more than 2 feet. Open, unenclosed, uncovered porches at ground level may extend into a required yard not more than 6 feet, excluding roof overhangs.

6. **Garages.** Homes, not garages, shall have the emphasis on residential streets. The intent is that garages not dominate the home façade and/or streetscape. Alley accessed garages are encouraged.

   a. **Requirements for garages with access from the street:**

      i. Variety in garage orientation and placement is required to avoid a monotonous repetition of garages along a block face. Variations in garage placement include:

         a. Deep recessed (over 10 feet behind front of residence)
         b. Moderately recessed (over 5 feet behind front of residence)
         c. Shallow recessed (over 18 inches behind front of residence)
         d. 3 car split (swing-in side loaded & front facing combination)
         e. 2 or 3 car swing in (side loaded)
         f. 3 car tandem (one side of 2 stall garage is 2 spaces deep)
         g. 3 or more stall front facing

      ii. Garage door setback. Any street-facing garage doors shall be setback at least 22 feet from the back of the sidewalk or property line, whichever is more restrictive.

      iii. Street facing garage doors shall make up less than 50% of the total home frontage. No more than 2 standard size garage doors are allowed in the same plane and at least an 18 inch setback/separation between garage door planes is required.

7. **Patio homes.** Where a series of patio-style homes are to be constructed and include yard maintenance by a homeowners association or other like entity, those patio homes may be designed and constructed within a common overall architectural theme. Applicants shall
demonstrate, however, how that common architectural theme includes changes in the elements listed in Section 16.2.18.C.1 above, that will create architectural interest and avoid a repetitive streetscape.

D. **Block Diversity Plan.** The Block Diversity Plan is an opportunity for applicants to provide the Town with visual and graphic images showing the type of residential architecture that is to be constructed on each block of the proposed development. Applicants shall provide the Town with exterior elevations of proposed residential structures with the location of each structure depicted on the Final Plat (examples of the Block Diversity Plan format follow).

1. **Applicability.** Every applicant for a Final Plat that would include 5 or more residential building permits must complete a Block Diversity Plan. The Block Diversity Plan will be submitted as part of a Final Plat submittal for the subdivision of land in the Town of Timnath. For custom residential developments, provisions of this Section will be enforced at building permit.

2. **Review.** Review of any Block Diversity Plan will be based upon conformance to the intent of the architectural and design policies found in this Section 16.2.18.

3. **Approval.** Approval of any Block Diversity Plan shall occur as part of the regular Planning Commission and Town Board of Trustees meetings where approval of a Final Plat that would include 5 or more residential building permits is under consideration.

4. **Amendments.** Amendments to any approved Block Diversity Plan to reflect minor changes to the architectural styles or residence locations may be approved as an administrative action by Town Staff.
## BLOCK DIVERSITY KEY

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<th>LOT</th>
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Sample Block Diversity Key

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**Model A**
2100 s.f.

**Kelsey Series**
Herald Builders

**Plan 4, Option B**

Sample Elevation and Floor Plan Submittal

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Article 2
E. **Multi-family stacked units, including condominiums, town homes and apartments.** The intent of this section is to foster the construction of multi-family stacked units that achieve a

16-2-37

Article 2
Hi Erik – this looks good to me. thanks.

mike

Hi Mike;
Attached is the monotony/repetitive design letter. Four of eight almost guarantees that a plan would not be repeated on an adjacent lot, but there is some room for same plan, different elevation. I think while it is tight, we can deal with it. I cannot say at this time that we would never ask the District for any exceptions, but this would be in the case only on a sold lot if it happens. Again, as long as our sales team knows what the rules are up front, they are generally pretty good about getting things right.

Please let me know if you are in agreement as I would like to get the letter to the Town as soon as possible.

Thanks,

Erik Sandstrom
Forward Planning Manager
303.406.4325 Office
303.901.4232 Cell
720.482.0222 Fax
erik.sandstrom@meritagehomes.com
www.meritagehomes.com

Setting the standard for energy-efficient homes
6892 S. Yosemite Ct, Suite 1-201, Centennial, CO 80112

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Mike,  
As per our discussion, attached is the Arvada Repetitive Design Code and below is the Aurora Code excerpt.  

(F) Repetitive Design Prohibited. In single-family residential subdivisions of four lots or more, platted after February 21, 1997, dwellings placed adjacent to or directly across the street from other dwellings shall have significantly different front elevations. For the purposes of this subsection, front elevations will be considered "significantly different" from one another if at least three of the eight design conditions set forth in Table 13.4 are met as determined by the Director of Planning

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<th>Table 13.4 Front Elevation Design Conditions</th>
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<td>1.</td>
<td>The locations of at least 50 percent of the windows and doors differ by one foot or more</td>
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<td>2.</td>
<td>*The shapes of at least two window dormers and/or window bays differ by two feet or more.</td>
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<td>3.</td>
<td>*The shapes of at least two gable ends differ by two feet or more.</td>
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<td>4.</td>
<td>*The shapes of porches and/or other similar projecting design elements differ by two feet or more.</td>
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<td>5.</td>
<td>*The overall color schemes differ.</td>
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<td>6.</td>
<td>*More than 50 percent of the front elevation cladding is of a different material.</td>
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<td>7.</td>
<td>The overall width of the front elevation differs by two feet or more</td>
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<td>8.</td>
<td>The overall height of the front elevation differs by two feet or more.</td>
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*Options marked with an asterisk can be achieved using the same model. Reversing the floor plan of the same model will also automatically satisfy option 1. "Directly across the street" shall mean lots sharing 50 percent or more street frontage. 

Overall, our sales team members are used to seeing these types of code and thus generally stay away from duplicating the same plan regardless of elevation on adjacent or across the street lots and regardless of the project even if the code is more lenient. If a buyer must have the same plan on an adjacent lot, the sales team must go through the exercise of making sure the elevations are significantly different which most often results in another lot selection. These plans then give all concerned the neighborhood diversity that is the goal without a preplanned matrix which then limits buyer flexibility for plan/elev/lot. 

Please let me know what you think and what the District would commit to so that I can get some info to Timnath.  

Thanks,  

Erik Sandstrom  
Forward Planning Manager  
303.406.4325 Office  
303.901.4232 Cell  
720.482.0222 Fax  
erik.sandstrom@meritagehomes.com  
www.meritagehomes.com
Hey Erik –

We feel like the character of the neighborhood to the south and east of Summerfields Blvd sets itself at a higher level. Elevation C is about as minimum of a home as you could do. I really think we will have some push back from the existing neighbors out there with that plan. If you have some ideas on how to “doll” it up, or make it more appealing we’d be willing to look at that, but I think those are the other approved elevations.

The feedback from the Architectural Review Committee on elevation C of the 4006 plan is as follows:

- It lacks architectural details
  - It is not consistent with the surrounding homes
  - The front elevation is garage door dominate
  - It lacks 4 sided architecture
  - Long dominate roof lines

Give me a call if you would like to discuss this more. We really want to be user friendly and open to any ideas you may have on this plan to alleviate some of the above concerns. Thanks.

Mike

Good morning,
Any word on these topics.

Guy sent me an email yesterday but only referenced setbacks and not house repetition/monotony or the reason for the 4006 C elevation disapproval.
Thanks,

Erik Sandstrom  
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From: Mike DiTullio [mailto:mike@westwarddevelopment.com]  
Sent: Tuesday, November 13, 2012 3:17 PM  
To: Sandstrom, Erik; dino@westwarddevelopment.com  
Subject: RE: Timnath South monotany regulations

I'll have you an answer tomorrow when I'm back in the office. Thanks.

Sent from my Verizon Wireless 4G LTE Smartphone

"Sandstrom, Erik" <erik.sandstrom@meritagehomes.com> wrote:
Hi Mike and Dino;

I have not received an answer from Guy as of yet. Can either of you shed any light on the 2 questions below?

Thanks,

Erik Sandstrom  
Forward Planning Manager  
303.406.4325 Office  
303.901.4232 Cell  
720.482.0222 Fax  
erik.sandstrom@meritagehomes.com  
www.meritagehomes.com

From: Sandstrom, Erik  
Sent: Tuesday, November 13, 2012 8:26 AM  
To: 'Guy Johnson STMD'
Subject: Timnath South monotany regulations

Good Morning Guy;

I was re-reviewing the Metro District guidelines for monotany rules for the placement of homes and am at a loss to find any. Does the District have any? I wanted to use the Districts guidelines, if possible, as opposed to the towns diversity code matrix which would essentially require that we pre-plan all homes on lots. This approach could have a negative effect on our ability to sell based on buyers needs. The Timnath planner Matt Blakely is ok with using District rules if that is the direction we wish to proceed toward.

Also, were you able to get with the persons who reviewed the plans to obtain a correction or comment on the disapproval of the 4006 plan; elevation C?

Thanks,

Erik Sandstrom
Forward Planning Manager
303.406.4325 Office
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720.482.0222 Fax
erik.sandstrom@meritagehomes.com
www.meritagehomes.com

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December 4, 2012

Mr. Matt Blakely

Town Planner

Town of Timnath

Timnath, Colorado

RE: Repetitive Design Guide as Alternative to Diversity Matrix

Matt;

As discussed, Meritage Homes is pleased to offer the Town of Timnath a Repetitive Design Guide for its 108 lot interest in the property of Timnath Ranch South First Filing. This guide has been approved by the TSMD. We think that the inclusion of the guide will offer the best chance of avoiding the repetition of the same plan/elevation on adjacent or across the street lots within the filing, while at the same time offering the lot and model selection flexibility to buyers that is crucial in the current market. Additionally, this guide will assist in avoiding the pre planning of houses on lots that may be need to be amended at later dates given the needs of buyers. Additionally, the guide or those similar are common to many other municipalities in the metro area and the results are architecturally diverse and interesting neighborhoods that are actively sought out by our customers. This guide will apply to Meritage Homes 6 plans and 17 total elevations as submitted to the Town for filing 1.

The Repetitive Design guide is as follows:

Repetitive Design. Dwellings placed adjacent to or directly across the street from other dwellings shall have different front elevations. Front elevations shall be considered different from one another if at least four of the eight design conditions listed below are met as determined by the District.

1. The locations of at least 50 percent of the windows or doors vary by one foot or more.
2. *The shapes of at least two window dormers or window bays differ by two feet or more.
3. *The shapes of at least two gable or hip roof ends differ by two feet or more.
4. *The shapes of the front porches or other projecting architectural elements differ by two feet or more.
5. *The overall color schemes differ.
6. *More than 50 percent of the front elevation cladding is of a different style or material.
7. The overall width of the front elevation differs by two feet or more.
8. The overall height of the front elevation differs by one foot or more.

*Options marked with an asterisk can be achieved using the same plan or model. Reversing the handing or floor plan of the same plan or model will also automatically satisfy option 1. “Directly across the street” shall mean lots sharing 50 percent or more of street frontage.

Meritage Homes would like to thank you and the Town of Timnath for your consideration of this guide and looks forward to becoming a proactive and leading builder in the community.

Regards,

Erik Sandstrom

Forward Planning Manager

Meritage Homes of Colorado
December 19, 2012

Erik Sandstrom  
c/o Meritage Homes  
6892 S. Yosemite Ct.  
Suite 1-201  
Centennial, CO  80112

Re: Preliminary Block Diversity Plan Staff Review for Meritage Homes within Timnath South Subdivision, First Filing Construction Phases 4A and 4B, Timnath, Colorado.

Dear Erik,

Thanks for the submittal of the floor plans and elevations relative to Timnath South 1st Filing (Phase 4a and 4b) and the upcoming replat, including up to 108 single-family detached homes. Staff has reviewed the floor plans and elevations and your Repetitive Design Guide letter dated December 4, 2012 in lieu of a block diversity plan. As I indicated in previous correspondence, we would need to have this information at a minimum to establish criteria for satisfaction of the block diversity standards portion of the Town’s Land Use Code. Procedurally, this letter represents staff’s comments relative to the documents submitted. Pending your acknowledgment of the conditions indicated herein, we will proceed with scheduling a meeting with the Town’s Planning Commission, whereby they will provide recommendation to the Town Council for ultimate approval of the block diversity plan.

The Town has received two sets of architectural drawings, and energy code compliance documentation for six (6) different floor plans (Plans 4006, 4008, 4024, 4032, 4040, and 4050). Each floor plan includes from two to three elevations for a total of 17 floor plan/elevation variations. Staff compared these combinations with the code requirements as outlined in Land Use Code Section 16.2.18.C.1. Specifically, the plans were reviewed against the following: "variation in each of the following building elements: a. Massing; b. Porches and front entries; c. Color palette; d. Exterior materials (walls, trim, roof); and e. Garage size, orientation and point of access." To make the process simpler for the Town’s building permit approval, we have identified specific models and options that are too similar to one another and thereby must prohibit them from being located adjacent to, or across from one another (directly across the street shall mean lots sharing 50 percent or more of street frontage). The attached matrix outlines those models that we feel are too similar based on the above Land Use Code criteria. This will ensure that the building department permit process is clear. This matrix will be presented to Planning Commission and to Town Council for their approval and then will be incorporated into the building department master plan documentation.

During our review, staff assumed that the color palettes being utilized will vary and not be monotonous. Staff also reviewed the massing aspect of the elevations and floor plans and determined that given the variations in roof pitches, gables, hips, dormers, etc, of the various plans that you have adequately satisfied this requirement as well.

The Land Use Code does allow for minor amendments to the Block Diversity Plan administratively at the staff level. There may be cases where you are modifying the elevations as indicated in your Repetitive Design Guide letter that can be approved by staff depending on the extent of those
changes. These may allow greater flexibility in siting options but those will be reviewed on a case by case basis.

Please keep in mind that the setback standards as set forth for the development do apply. In particular the garage door setback per LUC 16.2.18.6.a.ii. “Any street-facing garage doors shall be setback at least 22 feet from the back of the sidewalk or property line, whichever is more restrictive.” Also note that the bay windows as shown on some of the plans are not allowed to encroach into the side yard setbacks.

Another note to point out is that per LUC Section 16.2.18.C.1., each residential block face shall contain at least 4 residential models that have significant variation. Given the range of models presented, this should be easily satisfied. The building department will review this requirement at each building permit issuance for compliance with this criterion. With that, models shall be considered plan numbers as submitted (not plan numbers with a letter code).

Moving forward, please submit one additional set of architectural plans and (14) 11x17 (half-size) sets for the Town’s records and distribution as well as a disk or jump drive containing PDFs of the architectural plans. The documents that you have currently submitted will be routed to Safebuilt for master plan review and building permits. This review will happen concurrently with the Planning Commission and Town Council approvals. Once Council has approved the block diversity plan, Safebuilt has approved the master plans, and the development improvements have been accepted by the Town, building permits may be issued on specific lots.

Finally, please bear in mind that the master plans will be reviewed against the Town’s currently adopted and amended 2006 building code. The Town is going through the process of adopting an amended version of the 2012 building code. This adoption will most likely occur in March of 2013. This will require that each master plan be re-reviewed against the new code. You may opt to only have the model homes reviewed under the 2006 building code and wait on the other plans until the 2012 code is adopted. That way you will only have to have the two model homes re-reviewed under the 2012 code. If so, please let me know and I will only forward the model home plans (4032 and 4050) on to Safebuilt at this time.

I am anticipating scheduling the Planning Commission hearing to review the “Block Diversity Plan” on January 9th, 2013 at 7pm. I will need to have the PDFs and 11x17 plans by January 4th to prepare those packets in time. If you are available, you should plan on attending this meeting to answer any questions the Commissioners may have. Once I establish the agenda, I will confirm that with you, but this is next available regularly scheduled meeting opportunity. I would then anticipate a January 22nd Town Council Meeting to approve the “Block Diversity Plan.”

Once you have had a chance to review, please contact me with any questions.

Sincerely,

Matthew J. Blakely, RLA, LEED AP
Interim Town Planner
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Per Land Use Code Section 16.2.18:

- **X** Cannot be located adjacent to each other or directly across the street from one another.
- "directly across the street" shall be defined as lots sharing 50% or more frontage
- **mm** Same model and exterior materials
- **pm** Porches too similar
- **m** Exterior materials too similar