**A. Single Family Detached Standards: All Neighborhoods**

The monotony controls exist to prevent duplicate houses from being built in close proximity to each other. They are not designed to preclude all similarities between properties.

* Housing units shall be sited and oriented to best take advantage of views and open space.
* Staggering building setbacks from road R.O.W.’s is encouraged to provide variety and eliminate a regimented and monotonous streetscape.
* Staggering portions of the facades of individual units is also encouraged to achieve a similar effect.



Front Elevations and Color Schemes: In order to encourage diversity and add visual interest to the streetscape in each single-family neighborhood, houses shall be required to have sufficient differences in color schemes and exterior materials and detailing. In addition, the following monotony codes apply:

* The same elevation may be built provided there is at least one home of a different elevation between (if on the same side of the street). If across the street, the same elevation must be one home over (on either side).
* The same exterior siding and/or masonry color, may be installed provided there are two homes of a different color selection between them (if on the same side of the street). If across the street, the same color selection must be two homes over (on either side).
* Approved exterior colors shall be within a family or range of aesthetically complementary and compatible colors. The Design Review Committee shall also evaluate the proposed building trim colors and their relationship to the main field color.
* In cul‐de‐sac circles, all homes in the end of the cul‐de‐sac (the bulb) must be significantly different from each other.

# **B. Single Family Attached Standards: Townhome Neighborhoods**

* The exteriors of all buildings containing attached single-family units shall be well coordinated and designed with careful attention to architectural detail via rooflines, gables, trim detail and window articulation. Monotony code provisions requiring variations in the exterior color and elevation design of adjacent single-family units shall not apply to neighborhoods of attached, single-family homes.
* In situations of townhome rows having four or more units, it may be requested that colors alternate between every other unit.

* Townhome buildings may also be approved with one color package for the entire building provided that architectural elements are utilized for the purpose of introducing texture, color and aesthetic variation.
* Architectural variation may be accomplished by the use of, but not limited to the following: exterior facade movement, the addition of balconies and porches, and having at least two, color package schemes (with complementing accent colors) that alternate between units for buildings with three or more units.
* The review of all single family attached units including, but not limited to the Architecture, Color Selection(s), Landscaping Plans and monument signage shall be preapproved by the Developer, known as Hampshire West LLC.