

MASTER PLAN
and
PLANNED DEVELOPMENT DISTRICT STANDARDS FOR



TRACE

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- Accessory buildings, if built or placed upon the individual lots, shall be subject to review by the architectural committee of the HOA.

6.2 Multi Family Residential

Except for the standards outlined below, the Property and the Project shall be subject to the existing City Code of Ordinances, Subpart B – Land Development Code, Chapter 4, Article 4, Division 3 – Multi Family Residential Design Standards attached in Appendix.

The Standards outlined below reflect superior requirements than the existing City Code of Ordinances. If the provisions of the standards below are inconsistent with provisions found in the attached existing City Code of Ordinances, the standards below shall control.

6.2.1 Variation

- For any street frontage containing at least three (3) and not more than (5) buildings (excluding clubhouses/leasing offices), there shall be at least three (3) distinctly different building designs.
- For all street frontages, there shall be no two (2) similar buildings placed next to each other along a street.

6.2.2 Building Design

- Combinations of two and three story; three and four story; or two, three and four story buildings shall be used to create visual building variation and roof lines.
- Where a maximum building height of two stories is proposed, two story buildings shall be allowed as the only required elevations without three and four story requirements.
- Where a maximum building height of two stories is proposed, visual variation in buildings and roof lines shall be achieved through variations in roof height, form, pitch, size, orientation, and offsets.

6.2.3 Roof Design

- A variety of roof modulations including turrets, dormers, cross gables, side and front gables, dual pitched roofs, cupolas, fenestrations and exposed rafters shall be used to create roof variations within any one building.

6.2.4 Lighting

- Main building entrances or individual unit entrances shall be well lit and easily accessible.

6.2.5 Miscellaneous

- This Multi-Family Residential District shall not have “rent by the individual bedroom” apartments.

6.3 Commercial

Trace shall require the following Commercial Architectural Standards. In order to ensure the aesthetic value and visual appeal of the City to residents and to visitors and potential businesses, the standards and criteria contained within this section are established as minimum standards. These standards shall