



Southeast Residential Architectural Lot Design Standards Review

The following plans and items are required for review for lots that require residential architectural lot design standards. They shall be submitted in a single submittal package for review.

Refer to the Unified Development Code, Tree Protection and Replacement Ordinance and any final plat or zoning requirements for specific requirements and standards.

House Location Plan:

Scaled 11" X 17" Pages

Graphic Scale in Feet

Provide a box of not less than two (2) inches square in the lower right-hand corner on all pages for the clerk to apply approval stamp

Legend on House Location Plan:

- Subdivision name including Phase & Lot Number
- Address
- Parcel Number
- Zoning
- ZA Number
- Character Area
- Character Node (if applicable)
- House type - Name of Elevation
- Maximum building height (Per Unified Development Code or Plat) and proposed building height
- Minimum finished square feet per Zoning Condition and total finished square footage excluding basement (Example: 1 story – 1800 sq ft, 2 story – 2200 sq ft)
- Tree requirements as determined by the Forsyth County Tree Ordinance, Unified Development Code, or applicable zoning conditions
- Note if Lot Standards are applicable
- Note Architectural Elevations required per zoning conditions (if applicable)
- Note all applicable zoning conditions

Metropolitan River Protection ACT (MRPA) - If MRPA compliance is required an additional review must occur before permitting – Note if the parcel falls under MRPA requirements.

Building Size Requirements:

Note square footage for each of the following (as applicable):

- Finished Area (Floors 1-3) excluding basement
- Finished Basement (if applicable)
- Unfinished Area:
- Garage – per zoning condition (example: 2 car garage) Note number of vehicles garage can hold
- Porches – Show stairs, or add note if no stairs will be built
- Patios
- Decks – Show stairs, or add note if no stairs will be built
- Unfinished basement (if applicable)

Lot boundary lines with distance and bearings with building footprint

- Front setback
- Side setback
- Rear setback
- Corner setback
- Exterior setback
- Building footprint with outline of roof overhangs and all projections
- Building separations (example: structure to structure or per zoning condition)
- Note distance from the closest point of the house and projections to each property line
- Show distance between house and adjacent property structure to closest point if adjacent lot has been improved, if not, label vacant/unimproved
- Location and dimension of all floodplain limits, buffer requirements, and all drainage, sewer, utility or access easements (The House Location Plan should mirror the approved plat)
- Show and label abutting streets and rights of way
- Sidewalk, planting strip, trails, and street lights associated with sidewalk
- Walkways on the property

Exterior Elevations Plan and Visual Examples

Scaled 11" X 17" Pages

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Subdivision name including phase, lot number and street address

House Type (Name of Elevation)

Visual Examples

Photos, drawings, renderings, etc. of building materials to show design compliance with zoning conditions and Forsyth County Unified Development Code

Where required by the applicability requirements and not otherwise waived, the following materials must be submitted for review:

1. Elevation drawings of all building types; renderings may also be submitted in addition to required elevations.
2. Visual examples including photographs or physical samples and narrative description of exterior build materials.
3. Details, finish material imagery, and descriptions for fencing and retaining walls.

Note all building materials and show a materials percentage chart for all (4) sides of the structure

- Wall finishes
- Foundation walls with maximum height of unfinished foundation wall measured from grade
- Note depths of eaves, overhangs, gutters, etc.
- Attached garage: Note setback or projection from front exterior wall.
- Provide window detail
- Note: False windows are **not** permitted for properties within the Southeast Forsyth boundary.

Floor Plan

Scaled 11" X 17" Pages

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Subdivision name including Phase & Lot Number

Address

- Provide one page for each floor including basement
- Show layout of each room and floor
- Note the use of each room

Landscape/Hardscape Plan

Scaled 11" X 17" Pages

Graphic Scale in feet

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Subdivision name including Phase & Lot Number

Address

- Outline of house
- Exterior buffers illustrated and labeled, including buffer width
- Outline of landscaped areas
- Location of driveway and sidewalks
- Show trees to remain per approved Land Disturbance Permits
- Location, size and species of trees to be planted
- For properties in the Southeast Forsyth boundary, also provide:
 - the location, size and species of all shrubs to be planted
 - spacing of shrubs
 - chart indicating species of all proposed shrubs and the percentage of each proposed to be planted (ie Oakleaf Hydrangea 22%, Rhododendron 10%, Winterberry 25%, etc.) to total 100%
- In Res2 and Res 3 zoning districts:
 - Properties in the Southeast Forsyth boundary, provide at least one three (3) inch caliper minimum overstory tree for each lot in addition to the requirements of the Forsyth County Ordinance 98 (Tree Protection and Replacement Ordinance)
- Note each tree as understory or overstory
 - 1) In order to provide adequate growing area and soil volume for planted trees, the following minimum criteria must be observed unless otherwise approved by the County Arborist to improve the viability of the planted trees:
 - a) Minimum open soil surface area with average soil depths greater than or equal to three (3) feet:
 - Overstory trees: 400 square feet
 - Understory trees: 100 square feet
 - b) Minimum setbacks from exterior of trunk, to the closest point of buildings:
 - Overstory Trees: 20 feet
 - Understory Trees: 10 feet
 - c) Minimum setbacks from exterior of trunk to sidewalks, driveways, and other impervious surfaces:
 - Overstory Trees: 8 feet
 - Understory Trees: 4 feet
- Tree Ordinance, Unified Development Code and applicable zoning conditions
- Percentage (%) of uncovered landscape area planted in trees, shrubs, or perennial ground cover other than turf grass (softscape)
- Indicate location of planting beds in front yard, and percentage (5) of yard dedicated to planting beds, exclusive of foundation plantings
- Area of lot coverage (home and any existing accessory structures)

- Show all existing walls and fences including those located in exterior buffers
- Distance of trees from right of way, buildings, sidewalks, driveways and other impervious surfaces.

Copy of the Zoning Conditions

Found on the Final Plat or through [eStatus](#)

Warranty Documentation

- Cementitious siding materials must have a twenty (20) year or greater warranty; provide documentation
- Asphalt shingle roof must have a twenty-five (25) year or greater manufacturer's warranty; provide documentation

Exterior Buffers (As Applicable)

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Site Plan for Exterior Buffers will be required showing compliance to Forsyth County Unified Development Code Requirements:

Where consistent with the intent of the Unified Development Code, the rear yard may face a public right of way when treated with the identified, front façade elements below:

- The rear pedestrian entrance must face a public street. A minimum three (3) foot walkway must be provided from the rear pedestrian entrance of the house to the adjacent sidewalk along the public right of way.
- Any wall facing the rear yard must provide window openings whose area sum equals or exceeds fifteen percent (15%) of the area of the wall.
- Trees in the rear yard must meet the front yard tree requirements of the Tree Ordinance and adhere to the Unified Development Code.
- Maximum front yard fence height requirements from Unified Development Code shall Apply to the rear yard fencing.

Any required approvals from other departments or agencies, including, but not limited to, the Health Department, Engineering Department and Water and Sewer Department, must accompany the submittal package.