

- (7) Maximum lot coverage for the purposes of this chapter means the percentage of the lot covered by all structures including primary and any accessory buildings, however lot coverage does not include other impervious surfaces such as driveways, pools, at grade patios or at grade pool decks.
- (8) For Res1, CR2, Res 6, and MHP when paralleling right-of-way, the minimum exterior buffer width increases to 40 feet.
- (9) For Res2, Res3, and Res4 major subdivisions where the exterior of the development abuts the right-of-way, the development shall comply with the requirements of Section 11-9.6(L). For Res2, Res3, and Res4 minor subdivisions, no exterior buffer is required.
- (10) 1,250 sq. ft. minimum for lots not part of a major subdivision
- (11) 800 sq. ft. minimum for lots not part of a major subdivision

GENERAL EXTERIOR BUFFER GUIDELINES: The exterior buffer shall begin at the edge of the lot line, dedicated right of way, or property line, whichever is applicable. The buffer may be disturbed, but it must be replanted in accordance with the Forsyth County Buffer Standards. If the buffer is undisturbed, it still must meet the purposes and intent of the Forsyth County Buffer Standards, to wit, an undisturbed buffer must be supplemented with additional plantings if it is not visually impervious. Buffer plantings must be identified on either a landscape plan or Tree Protection and Replacement Plan to demonstrate compliance. Any plantings that die within the first year must be replaced.

ARTICLE IX. SITE DEVELOPMENT AND DESIGN STANDARDS FOR ALL RESIDENTIAL DISTRICTS, EXCLUDING MHP DISTRICT:

11-9.1 **Purpose and Intent.** Residential design regulations are intended to improve aesthetic appearance and enhance community character. Mindful consideration of attractive and quality residential design is essential to implement policy goals identified in the county's comprehensive plan that focus upon the creation and maintenance of quality building and site design standards. The objective of this Article is to bolster community identity through the establishment of requirements that promote distinctive materials and craftsmanship in residential building.

Community character areas identified within the comprehensive plan seek to distinguish neighborhoods within given vicinities through the promotion of identifiable characteristics related to house design, lot requirements and subdivision guidelines. A strategic approach to achieving quality design is through the incorporation of regulations pertaining to elements such as building details, siting, circulation and landscaping as well as the location of amenities. These types of measures shall accommodate growth while ensuring community character is prioritized, which ultimately supports the quality of life aspiration that has been acknowledged as a key component of the county's vision statement communicated in the comprehensive plan.

11-9.2 **Applicability.**

- (A) All new major subdivisions and future phases of existing major subdivisions within all residential zoning districts of unincorporated Forsyth County, excluding the MHP District, shall comply with 11-9.4.
- (B) Notwithstanding subparagraph (A), this article shall not apply to the remodel of or addition to an existing structure to the extent the existing structure does not comply with the provisions of this article.
- (C) If a structure for which this article would otherwise apply is damaged ~~where the repair exceeds fifty percent (50%) of its replacement cost at the time of destruction~~, the structure may be rebuilt without needing to comply with those provisions of this article with which the prior structure did not comply at the time of destruction.
- (D) New, major subdivisions located within Res2, Res3, and Res4 zoning districts must comply with sections 11-9.3, 11-9.5, and 11-9.6.
- (E) Future phases of existing, major subdivisions ~~and platted lots within existing, major subdivisions~~ within Res2, Res3, and Res4 zoning districts for which houses have not been permitted shall comply with sections 11-9.3 and 11-9.5. This requirement shall be waived for the final phase of a multi-phased development, which was approved under a single zoning application with a single multi-phase site plan, that is in need of a land disturbance permit in order to complete its final phase when all other phases are either complete or when no less than 90% of the total approved residential structures in the other phases have been issued certificates of occupancy.
- (F) New, minor subdivisions ~~and platted lots within existing, minor subdivisions~~ within Res2, Res3, and Res4 zoning districts for which houses have not been permitted ~~that are located within Res2, Res3, and Res4 zoning districts~~ must comply with sections 11-9.3, 11-9.4 and 11-9.5.

11-9.3 **Application Requirements.** ~~Submission of the materials otherwise required in this section may be waived if neither the district performance standards nor the scope of the application request would be affected by the materials.~~

~~Where required by the applicability requirements of section 11-9.2, and not otherwise waived, the following materials must be submitted with a building permit application.~~

- (A) Submission of the materials otherwise required in this section may be waived if neither the district performance standards nor the scope of the application request would be affected by the materials.
- (B) Where required by the applicability requirements of section 11-9.2, and not otherwise waived, the following materials must be submitted with a building permit application.
 - (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 building materials.
 - (3) Details, finish material imagery, and descriptions for fencing and retaining walls.
- (C) At the time of final plat for new, major subdivisions or building permitting for platted lots and new, minor subdivisions, the following shall be submitted.
 - ~~(A)~~ (1) Details pertaining to windows, garage doors, porches, decks, exterior walls, gutters and roof detailing.
 - ~~(B)~~ (2) Details pertaining to walkways, landscaping and exterior lighting.
 - ~~(C)~~ (3) Details pertaining to design and finish materials for fencing and retaining walls.
 - ~~(D)~~ (4) Sidewalks, planting strips and trails must be shown on the site plan.
 - ~~(E)~~ (5) Images or other visual examples of the proposed open space character.

11-9.4 **Building Materials.** Where required by the applicability requirements of section 11-9.2, ~~V~~ vinyl exterior wall cladding of any kind is prohibited ~~for all new major subdivisions and future phases of existing major subdivisions.~~

11-9.5 **Lot Standards.** Where required by the applicability requirements of section 11-9.2, the following standards apply to individual lots.

- (A) **Wall Finishes.** Exterior wall finish materials (excluding foundations, trim, windows, and doors) are limited to the following.
 - (1) Brick: Full-depth masonry brick, but not adhered brick veneers;
 - (2) Stone: Unpainted natural stone, unpainted cast stone or manufactured stone having the appearance of natural stone, and unpainted terra cotta;
 - (3) True three (3) coat cement stucco;
 - (4) Siding: Natural wood or cementitious siding including lap siding and board and batten; and
 - (5) Shingles: Wood or cementitious shakes and shingles.
- (B) **Siding.** Cementitious siding must have a twenty (20) year or greater warranty.
- (C) **Lap siding.** Lap siding must have a six and one quarter (6.25) inches maximum lap exposure with the Director authorized to provide an administrative variance to increase or decrease this numerical requirement subject to the Director's determination that the requested variance is consistent with the size and scale of the dwelling.
- (D) **Foundation walls.** Exposed foundation walls must be faced in brick, stone, or manufactured stone to the level of the first finished floor when there is a basement or at least eighteen (18) inches above grade for the entire perimeter wall when the building has a slab on grade.
- (E) **Massing.** Any exterior wall of a single-family detached dwelling which is longer than twenty (20) feet and which faces a right-of-way or public space that is exterior to the development must incorporate exterior wall projections or recesses of at least eighteen (18) inches. Porches shall count toward this requirement, but chimneys shall not be counted toward this requirement.
- (F) **Eaves and Overhangs.** Eaves on sloped roofs must extend a minimum of twelve (12) inches from the face of the building. Roof overhangs at gables must extend a minimum of six (6) inches from face of the building.
- (G) **Roof Shingles.** Asphalt shingle roofs must have a twenty-five (25) year or greater manufacturer's warranty.
- (H) **Gutters.** Where provided, all gutters must be metal. Gutters must be provided on all sloped roofs except roofs which project less than two (2) feet from the face of the building, roofs on dormers, or roofs above bay windows.
- (I) **Windows.** Any exterior wall facing the side yard must provide window openings or false windows as defined in section 11-9.5.K that equal or exceed five percent (5%) of the total area of that wall. Any exterior wall facing the front yard must provide window openings that equal or exceed thirteen percent (13%) of the area of the wall. Walls that face the side yard and are finished in brick, stone, or manufactured stone are exempt from the window area requirement.

- (J) **False Windows and Louvers.** False windows may count toward the side window area requirement in Section 11-9.5.I where they are similar in size, shape, and materials to other windows on that building and consist of trim with closed shutters that have the appearance of a shuttered window or windows. A single louvered panel with trim may also count toward this requirement. False windows shall not be allowed to count toward this requirement unless shutters adjacent to a true window or windows are also provided on another exterior wall.
- (K) **Window depth.** The window glass pane must be recessed a minimum of one and three sixteenths (1.1875) inches from either the adjacent exterior wall (when no trim is provided) or from the trim (when trim of at least three and a half (3.5) inches wide is provided).
- (L) **Garage Doors.** For single-family detached dwellings with attached garages, garage doors facing a street must not project or be recessed less than eighteen (18) inches, or project more than ten (10) feet from the surface of the exterior wall or from the front face of a porch. For the sake of this requirement, a porch must be:
- (1) At least six (6) feet deep.
 - (2) At least thirty-three percent (33%) of the width of the exterior wall from which it projects.
 - (3) Covered and continuous.
- (M) **Variation in facades.** No more than three (3) adjacent houses located on the same side of the street may have identical façade designs. Differentiation between adjacent houses may be accomplished by at least four (4) of the following:
- (1) Different exterior wall materials (color alone is not sufficient);
 - (2) Different window placement, including a change of at least twenty-four (24) inches or a different window type;
 - (3) Different building heights, including a variation of at least twenty-four (24) inches between adjacent buildings; and
 - (4) Different roof forms, including but not limited to slope, gables, hips, or dormers; and
 - (5) Different garage configuration, including garage doors facing a different direction or a variation in the setback of the garage door from the main building or porch as defined in section 11-9.5(M) of at least twenty-four (24) inches as well as a different garage door type.
- (N) **Landscape.** A minimum of ten percent (10%) of the uncovered area of the lot must be planted in trees, shrubs, or perennial ground cover other than turf grass.
- (O) **Tree planting.** Trees in the front yard must be planted five (5) feet measured in a straight line from the center of the trunk to the edge of the right-of-way. In Res2 and Res3 zoning districts provide at least one two (2) inch caliper minimum overstory tree for each lot in addition to the requirements of the Forsyth County Ordinance 98 (Tree Protection and Replacement Ordinance).
- (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 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
 - (2) In some situations, certain conditions or constraints, such as but not limited to existing or proposed utilities, infrastructure, streams, wetlands or other environmental factors, may limit the ability of a site to support the minimum number of required trees. The County Arborist may approve and/or require alternative planting locations or other means of compliance for fulfilling the planting requirement for any tree required by the Tree Ordinance, UDC, or other development regulations. Such decisions shall be based on established principles and practices of arboriculture and with consideration to maximizing the tree's health and contribution to the landscape and environment in order to fulfill the purpose and intent of this Article.