



## DESIGN STANDARDS MATRIX

NEIGHBORHOOD	IMAGE BANK DESIGN PORTFOLIO	MAXIMUM LOT COVERAGE (BUILDING & HARDSCAPE)	MINIMUM SET BACK			BUILDING MAXIMUM* SQUARE FOOTAGE (SF)		MAXIMUM NUMBER OF OUTBLDGS.	MAX. NO. OF FULL STORIES*	REMARKS
			FRONT	SIDE	REAR	MAIN HOUSE	OUTBLDGS. (MAX. PER OUTBLDG.)			
WHITE SULPHUR HILL	VERNACULAR	40%	20	15	25	5000 FT <sup>2</sup>	2000 FT <sup>2</sup>	2	2 ½	
TRAVELLER'S HILL	VERNACULAR	30%	LOT SPECIFIC SEE SURVEY	LOT SPECIFIC SEE SURVEY	LOT SPECIFIC SEE SURVEY	6000 FT <sup>2</sup>	2000 FT <sup>2</sup>	2	2 ½	
SPRINGHOUSE	CLASSIC (EXCLUSIVE DESIGN)	N.A.	LOT SPECIFIC SEE SURVEY	LOT SPECIFIC SEE SURVEY	LOT SPECIFIC SEE SURVEY	N.A.	NONE	0	N.A.	FRONT ELEVATION, BUILDING FOOTPRINT, PAINT COLOR AND ROOFING MUST BE IDENTICAL TO SPRINGHOUSE COTTAGES.
COPELAND HILL	CLASSIC (EXCLUSIVE DESIGN)	40%	LOT SPECIFIC SEE SURVEY	LOT SPECIFIC SEE SURVEY	LOT SPECIFIC SEE SURVEY	N.A.	NONE	0	N.A.	FRONT ELEVATION, BUILDING FOOTPRINT, PAINT COLOR AND ROOFING MUST BE IDENTICAL TO COPELAND HILL COTTAGE.
RESERVOIR HILL	CLASSIC	40%	LOT SPECIFIC SEE SURVEY	LOT SPECIFIC SEE SURVEY	LOT SPECIFIC SEE SURVEY	4000 FT <sup>2</sup>	NONE	0	2	
FAIRWAY COTTAGES LOTS 1-19	CLASSIC	40%	LOT SPECIFIC SEE SURVEY	LOT SPECIFIC SEE SURVEY	LOT SPECIFIC SEE SURVEY	4000 FT <sup>2</sup>	1000 FT <sup>2</sup>	1	2	
THE RIDGES LOTS 11-37, 39-56, 71-100, 105-109, 112, 113, 115, 121, 123, 124-131	VERNACULAR	10%	SEE RIDGES ADDENDUM OR LOT SPECIFIC SURVEYS	SEE RIDGES ADDENDUM OR LOT SPECIFIC SURVEYS	SEE RIDGES ADDENDUM OR LOT SPECIFIC SURVEYS	6000 FT <sup>2</sup>	2000 FT <sup>2</sup>	2	2	ALSO REFER TO THE RIDGES ON GREENBRIER MOUNTAIN SUPPLEMENT TO THE ARB GUIDELINES. LOT 110 MAY HAVE UP TO 3 OUTBUILDINGS.
THE RIDGES LOT 110	VERNACULAR	10%	SEE RIDGES ADDENDUM OR LOT SPECIFIC SURVEYS	SEE RIDGES ADDENDUM OR LOT SPECIFIC SURVEYS	SEE RIDGES ADDENDUM OR LOT SPECIFIC SURVEYS	10,000 FT <sup>2</sup>	2000 FT <sup>2</sup>	2	2	ALSO REFER TO THE RIDGES ON GREENBRIER MOUNTAIN SUPPLEMENT TO THE ARB GUIDELINES. LOT 110 MAY HAVE UP TO 3 OUTBUILDINGS.
THE RIDGES LOTS 1-10, 38, 57-70, 101-104, 111, 114, 116-120, 122	VERNACULAR	20%	LOT SPECIFIC SEE SURVEY	LOT SPECIFIC SEE SURVEY	LOT SPECIFIC SEE SURVEY	4000 FT <sup>2</sup>	1000 FT <sup>2</sup>	1	2	ALSO REFER TO THE RIDGES ON GREENBRIER MOUNTAIN SUPPLEMENT TO THE ARB GUIDELINES.
OLD WHITE ESTATE	VERNACULAR	40%	LOT SPECIFIC SEE SITE PLAN	LOT SPECIFIC SEE SITE PLAN	LOT SPECIFIC SEE SITE PLAN	13,000 FT	8,000 SF	2	2 ½	



- A BASEMENT IS DEFINED AS AN AREA WITH 100% OF ONE WALL AND A MINIMUM OF 50% OF TWO SIDE WALL ELEVATIONS BELOW GRADE AS CALCULATED FROM PROPOSED GRADE TO THE PROPOSED FIRST FLOOR FINISH FLOOR. A BASEMENT SHALL NOT BE INCLUDED IN THE NET SQUARE FOOTAGE CALCULATION.

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NEIGHBORHOOD	IMAGE BANK DESIGN PORTFOLIO	MAXIMUM LOT COVERAGE (BUILDING & HARDSCAPE)	MINIMUM SET BACK			BUILDING MAXIMUM* SQUARE FOOTAGE (SF)		MAXIMUM NUMBER OF OUTBLDGS.	MAX. NO. OF FULL STORIES	REMARKS
			FRONT	SIDE	REAR	MAIN HOUSE	OUTBLDGS. (MAX. PER OUTBLDG.)			
MEADOWS ESTATES 1, 3 AND 4	VERNACULAR	40%	LOT SPECIFIC SEE SITE PLAN	LOT SPECIFIC SEE SITE PLAN	LOT SPECIFIC SEE SITE PLAN	8,000 SF	2,000 SF	2	2 ½	
MEADOWS ESTATES 2	VERNACULAR	40%	LOT SPECIFIC SEE SITE PLAN	LOT SPECIFIC SEE SITE PLAN	LOT SPECIFIC SEE SITE PLAN	5,000 SF	3,500 SF	2	2 ½	
LODGE COTTAGES LOTS 1 THRU 20	VERNACULAR (EXCLUSIVE DESIGNS)	40%	20	10	20	4,000 SF	NONE	0	2	THE LODGE COTTAGE DESIGNS ARE FOR EXCLUSIVE USE IN THE LODGE COTTAGE NEIGHBORHOOD.
HOWARD'S CREEK COTTAGES LOTS 1-44	VERNACULAR (EXCLUSIVE DESIGNS)	40%	LOT SPECIFIC	LOT SPECIFIC	LOT SPECIFIC	4,000 SF	1,000 SF	1	2	THE HOWARD'S CREEK DESIGNS ARE FOR EXCLUSIVE USE IN THE HOWARD'S CREEK NEIGHBORHOOD. REFER TO HOWARD'S CREEK ADDENDUM SECTION 12A IN ARB GUIDELINES FOR PATIOS & PORCH INFORMATION.
OLD WHITE COTTAGES ON HOWARD'S CREEK	VERNACULAR	40%	LOT SPECIFIC	LOT SPECIFIC	LOT SPECIFIC	6,500 SF	INCLUDED IN MAIN HOUSE SF CALC.	1	2	ONE OUTBUILDING IS PERMITTED HOWEVER TOTAL CONDITIONED SQUARE FOOTAGE OF ALL BUILDINGS CANNOT EXCEED 6,000 SF.
THE SNEAD GOLF COURSE ESTATE LOTS 1-10, 21-29	VERNACULAR	40%	LOT SPECIFIC SEE SITE PLAN	LOT SPECIFIC SEE SITE PLAN	LOT SPECIFIC SEE SITE PLAN	6,000 SF	2,000 SF	1	2	ALSO REFER TO THE SNEAD GOLF COURSE LOTS SUPPLEMENT TO THE ARB GUIDELINES.
THE SNEAD GOLF COURSE COTTAGE LOTS 11-20, 30-45	VERNACULAR	40%	LOT SPECIFIC SEE SITE PLAN	LOT SPECIFIC SEE SITE PLAN	LOT SPECIFIC SEE SITE PLAN	4,000 SF	NONE	0	2	ALSO REFER TO THE SNEAD GOLF COURSE LOTS SUPPLEMENT TO THE ARB GUIDELINES.
GREENBRIER SUMMIT VILLAGE LOTS 1-41	VERNACULAR	30%	LOT SPECIFIC SEE SITE PLAN	LOT SPECIFIC SEE SITE PLAN	LOT SPECIFIC SEE SITE PLAN	4,000SF OR 5000SF	INCLUDED IN MAIN HOUSE SF CALC.	1 CONDITIONED SPACE ABOVE A GARAGE WITH MAX. FOOTPRINT OF 800 SF	1.5 EXCLUDING WALKOUT BASEMENT IF ANY	REFER TO THE GREENBRIER SUMMIT VILLAGE SUPPLEMENT TO THE ARB GUIDELINES. BUILDING MAXIMUM SF: 4000 SF WITH EXEMPT WALKOUT BASEMENT; 5000 SF WITHOUT WALKOUT BASEMENT (AS DETERMINED BY THE ARB).

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			FRONT	SIDE	REAR	MAIN HOUSE	OUTBLDGS. (MAX. PER OUTBLDG.)			
GREENBRIER SUMMIT VILLAGE LOTS 42-52	VERNACULAR	25%	LOT SPECIFIC SEE SITE PLAN	LOT SPECIFIC SEE SITE PLAN	LOT SPECIFIC SEE SITE PLAN	5,000 SF	2,000 SF	1	1.5 EXCLUDING WALKOUT BASEMENT IF ANY	REFER TO THE GREENBRIER SUMMIT VILLAGE SUPPLEMENT TO THE ARB GUIDELINES
GREENBRIER SUMMIT VILLAGE LOTS 53-56	VERNACULAR	20%	LOT SPECIFIC SEE SITE PLAN	LOT SPECIFIC SEE SITE PLAN	LOT SPECIFIC SEE SITE PLAN	6,000 SF	2,000 SF	2	1.5 EXCLUDING WALKOUT BASEMENT IF ANY	REFER TO THE GREENBRIER SUMMIT VILLAGE SUPPLEMENT TO THE ARB GUIDELINES

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