

Sachem's Head Residential Design Standards

SECTION I: ARCHITECTURAL STANDARDS - COLOR

Sachem's Head is basically a neighborhood of wood sided houses. The majority of these houses have a rough-sawn siding although there are some houses with smooth siding. Below are finish and color requirements for each material.

Rough-sawn siding shall be finished with either an oil based or latex solid color stain. Semi-transparent stains or clear finishes shall not be permitted except at the discretion of the Architectural Review Board ("ARB"). Unfinished siding is prohibited.

Smooth wood siding shall be finished with an oil or latex based exterior house paint.

Vinyl siding, if approved by the ARB, shall be prefinished with an integral color, as approved, and shall not be painted.

House colors shall not match or be very similar (in the opinion of the ARB) to colors of adjacent houses.

For siding, the use of primary colors (red, yellow, blue) and secondary colors (green, violet, orange) is prohibited. The use of black and white is prohibited except at the discretion of the ARB.

Siding colors shall be muted earth tones in one of the following, ranges: grays, browns, tans, reds, off-whites, golds, greens; others at the discretion of the ARB.

Fabric covered awnings may be permitted at the discretion of the ARB. Colors should be appropriate to the house colors.

SECTION II: ADDITIONS AND ACCESSORY BUILDINGS

To insure consistence in the design of the house and minimize visual disruption of the neighborhood, additions and accessory buildings must match the design characteristics of the house. Specifically:

The architectural style shall match the style of the house.

The massing of the addition shall be similar in the use of shapes to that of the house, but proportionately smaller so to not overpower the house.

Roof styles and slopes shall be similar.

Openings shall not be required in accessory buildings other than doors.

Openings shall be required in additions, including windows and doors, in a similar fashion and extent as in the original house.

Windows and doors in additions shall be of matching material as those in the house. In general windows and doors should match the style of those in the existing house. Exceptions may be granted at the discretion of the ARB for sun rooms or other specially glazed areas.

Windows and doors in accessory buildings shall be similar in style to those in the house. (Alternate styles or shed doors may be approved at the discretion of the ARB.)

Architectural elements such as corner and rake boards, soffits, eaves, window and door trim, and shutters shall match the style of the same elements on the house.

All exterior finish materials and colors shall match the house. Matching colors on dissimilar materials is not acceptable.

SECTION III: FENCE STANDARDS

There are, for the purposes of this article, primarily two kinds of fences.

The first, and most common type is the informal landscape fence. This is relatively unobtrusive in appearance, utilizing natural, unfinished wood, and designed to run long distances with the contours of the land. Common examples include post and wire fences, split rail and turned rail fences, and board rail fences (3 rail maximum).

The second kind of fence is a formal architectural fence. This includes solid board and board-on-board fences, picket fences, and patio walls.

The purpose of these standards is to promote the appropriate use of each type of fence. The ARB judges the acceptability of a fence request on the basis of these standards and the neighborhood standards.

Barbed wire fences, fences with metal posts and stockade fences are prohibited.

Except as otherwise provided in these standards, fences shall be permitted in rear yards only.

No fences are allowed on lake front lots.

Landscape fences, as defined in this article, may be permitted to follow side and rear property lines.

Architectural fences, as defined in this article, shall be considered design extensions of the house and shall be limited to an area directly behind the house, enclosing a rectangular area,

Patio walls are not limited in height but must integrate appropriately with the architecture of the house.

Discontinuous or short sections for fence used solely as an element of a landscape design, may be permitted in front yards at the discretion of the ARB.

Generally, the use of more than one fence style on one lot (dissimilar fences used in combination) will not be approved by the ARB.

Dog runs or dog pens, defined as small fenced areas within a yard provided specifically for the keeping of dogs outdoors, are permitted as follows:

Upon submission of the design to, and written approval from, the ARB,

Dog runs or dog pens shall be constructed of 4x4 wood posts and rectangular mesh welded wire to a maximum height of 6', and enclosing a maximum yard area of 200 square feet. Enclosing top of dog runs may only be accomplished using welded wire.

All enclosures shall be located in the rear yard only, so as not to be highly visible from streets and neighboring properties.

Dog pens and dog runs may be required to be screened from view with evergreen shrubs or trees as designated by the ARB, unless located in an area that is already screened from view.

In yards that are already fenced, additional fencing that matches the existing fence may be added in a corner to create a dog pen or dog run. The existing fencing shall tie into the existing fencing such that the existing fence forms two sides of the dog pen or dog run.