Village of Round Lake Architectural Standards  
Approved 4/2/2012

**Purpose and Goals**

The purpose of the Architectural Standards is to achieve high-quality residential neighborhoods that complement the historic Round Lake Village. The Standards are intended primarily for clustered Major Subdivisions and Planned Development Districts, and can be used as a guide for the Planning Board for individual building projects. A Major Subdivision is defined as 4 or more lots and new roads.

1. **Site Development Standards**

1.1 **Introduction**

This section contains site development standards that are intended to coordinate the placement of homes within major subdivisions and planned development districts.

1.2 **Floor Area Ratios**

The maximum gross floor area ratio (FAR) is 0.75. Gross FAR is calculated by dividing the gross building area (including garages) by the gross site area (including internal streets and driveways) for the entire project.

1.3 **Coverages**

Buildings, structures, roads, and driveways shall not cover more than 60 percent of the development site.

1.  Automobile-dedicated paving coverage shall not exceed 25 percent of the allowable building site, except that a maximum of 30 percent of the site may be paved when all the paving exceeding 25 percent of the site area is decorative, permeable pavers or paving.

2.  Sufficient distance between the pavement edge of a street and the front property line shall be available for normal street plowing and snow removal.

1.4 **Mix of Building Types**

1.4.1 A clustered Major Subdivision and PDD shall include a mix of building types, as described in Appendix A: Building Types: for projects with 10 or fewer total units, a minimum of 2 building types shall be included; for a project with between 11 and 20 total units, a minimum of 3 building types shall be included; for a project with greater than 20 total units, a minimum of 4 building types shall be included.

1.4.2 The buildings within a neighborhood (1 square block, cul de sac, or other cluster of adjacent buildings) shall reflect a mix of the building types present in the project.
1.5 Pedestrian Access

Projects shall include explicit design consideration of the pedestrian circulation system from the public street to the entries of each home, and the pedestrian circulation system from the entrance of the subdivision to the Village Hall.

1.6 Site Amenities

Textured and high-quality paving materials, including permeable, shall be utilized to soften the landscape and accent features such as the driveway entries, pedestrian walkways and individual driveways, and to break up long expanses of pavement. Asphalt or blacktop shall not be considered an acceptable material for walkways.

2 General Building Design Standards

2.1 Individual units shall be oriented toward and have a presence on the public street. Porches shall be oriented to the public street. Front doors shall face the public street.

2.2 Building design within the development shall be architecturally varied.

2.3 Individual units shall incorporate design features to assure high-quality, distinctive design and a cohesive variety within the project. Building facades shall have offsets and/or stepbacks, particularly above the first floor, to reduce the appearance of building mass and bulk. Roof elements, such as dormers or cross-gables, also shall be varied to create visual appeal. Architectural features such as bay windows, porches, towers/turrets, and cupolas are encouraged to provide a visually rich environment and an opportunity for neighborhood interaction.

2.4 Building materials shall be durable, high-quality, and consistent throughout the project. Choice of building materials shall be made to minimize unreasonable departure from the character and scale of buildings in the established Round Lake Village. Exterior materials shall be negotiated with the Planning Board prior to the Planning Board vote on its recommendations regarding the proposed PDD.

2.5 Front porches shall be designed to be usable with a minimum depth of 6'.

2.6 Balconies shall be designed to add to the interior openness, accentuate views, and may also be used as a decorative element.

3. Lighting

3.1 Landscape plans shall include provisions for exterior lighting on each building site and along public street frontages.

3.2 Lighting shall be adequate to assure safety and visibility in common areas.

3.3 Energy efficient lights are recommended.
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4. Signage

4.1 To ensure the likelihood of the residents feeling part of the Round Lake Community, signs delineating this project as a separate entity within the Village of Round Lake shall not be allowed.

4.2 Street signs, similar to those municipal signs used in the Village of Round Lake, shall be used to identify streets.

4.3 Signs on Cottage Shops shall meet zoning requirements for signs in CV-1 areas.
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5 Building Types

5.1 Cottage Shop Site

The Cottage Shop Site, which houses commercial uses, resembles a residential building. Cottage Shop Sites are developed on compact and walkable blocks that may or may not have an alley system for rear access. Alley access is strongly recommended. Found in Zone CV-1, it can be clustered to create a commercial corridor of two to three blocks or stand-alone.

Cottage Shops are one to two stories in height and are a maximum of 2000 square feet in size. Vertically oriented windows provide transparency on the upper stories. The ground story has a Shopfront base type that offers a slightly lower level of transparency that the Storefront, but still allows a potential patron to see inside the store and those shopping or working inside to see out. This level of transparency creates interest and makes the pedestrian journey more rewarding.

Cottage Shops are constructed in a build-to zone that is slightly set back from the sidewalk. Parking is located in the rear of the lot and is accessed from an alley, a secondary street, or the primary street. If accessed from the primary street, shared driveways are strongly encouraged. All parking facilities should be screened from the adjacent right-of-way and view from the primary street with landscaping and fencing. Frequently shared parking facilities exist and are centrally located to serve the long term parking needs of numerous buildings. On-street parking serves the short term parking needs of the business’ patrons.
5.2 Cottage House Site

The Cottage House Site is found in R1 and R2 zones. They are developed on compact and walkable blocks with narrow residential lots. Cottage House Sites contain single-family residential units.

Cottage Houses come in three sizes. The basic cottage is 1000-2000 square feet in size. This is the original size. Two family units, either stacked or side-by-side, are described under 3.6 Cottage House Duplex Sites. Smaller Cottage Houses are described in 3.5 Mini-Cottage House Sites.

Cottage House Site buildings can be up to three stories, if the third story is located within the roof structure. The front facade of the site has a base type of a Porch, which also serves as the primary entrance of the building. The Cottage House Site has a minimum transparency level on both the ground and upper stories appropriate for a residential unit. The raised Porch allows the residents some privacy, while still allowing a clear view of the activities on the street.

Cottage House Sites are located in a build-to zone that is slightly set back from the front property line, creating a small front yard that may be landscaped, and they have a small side yard setback. These buildings have a pitched roof, which can have dormers. Garages shall be located behind the house. Access to private garages should be from a secondary street or an alley. If neither is possible, access is permitted through a driveway from the primary street. Shared driveways, between adjacent lots, are strongly encouraged.
5.3 Manor House Site

Manor House Sites have lots and buildings that are slightly larger than the Cottage Houses; they are also located a little further back on the lot. Manor House Sites are located on blocks similar to those of the Cottage Houses.

Manor House buildings are two to three stories in height, with the 3rd floor being located within the roof structure. Manor Houses are between 2500 square feet and 3500 square feet in size. Used for residential purposes, the Manor House has a main entrance off the front facade of a Porch. Windows provide transparency and the raised base type, like the Cottage House and Rowhouse buildings, helps to maintain privacy.

The Manor House building is set back from the sidewalk, creating a front yard that may be landscaped. A small interior side yard setback is also required. These buildings may have a pitched roof or a pitched roof with dormers. Parking is located in the rear of the lot; private garages should be located so that they are not visible from the primary street. Access to garages should be from an alley or secondary street. If neither access point exists, shared driveways from the primary street are permitted. On-street parking can serve as visitor parking.
5.4 Rural Cottage Site

Rural Cottages are located in PDDs or clustered Major subdivisions on odd-shaped lots.

Rural Cottages are one to two stories in height, and between 1000 – 2000 square feet in size. The primary entrance to the building, which contains a residential unit, is on the front facade from a Porch base type. Vertically-oriented windows provide transparency and the slight elevation of the base type help to maintain privacy. Windows shall be proportionately sized to the Rural Cottage house.

Rural Cottage Sites are constructed with a large setback from the front property line, as well as, between buildings. Rural Cottages have a pitched roof. Parking is located in the rear of the lot in private garages, with driveways from the street providing access to the garage.
5.5 Mini-Cottage Site

Mini-Cottages are located on the smallest allowable lots and on odd-shaped lots. Mini-Cottages are a maximum of 900 square feet.

Mini-Cottages are one to two stories in height, with the second story being fully located in the roof structure. The primary entrance to the building, which contains a residential unit, is on the front facade from a Porch. Vertically oriented windows provide transparency and the slight elevation of the base type help to maintain privacy.

Mini-Cottages are located in a build-to zone that is within 5' of the front property line, which would create small front yards, and they have small side yard setbacks. Mini-Cottages have a pitched roof, which may have dormers. No on-site parking is required for mini-cottages; rear parking may be accessed from an alley or nearby public parking must provide sufficient space for 1 parking space for each mini-cottage in the neighborhood cluster.

5.6 Cottage House Duplex (Stacked or Side-by-Side)

The Cottage House Duplex Site is developed on smaller and walkable blocks near to the center of the development site. Cottage House Duplex Sites contain two-family residential units, either stacked or side-by-side. They appear to be a single home while actually containing two units.
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Cottage House Duplex Site buildings can be up to three stories, if the third story is located within the roof structure. The total square footage for both units is between 2000 and 2500 square feet. The front facade of the site has a base type of a Porch that also serves as the primary entrance of the building. There may be one or two primary entrances off the porch. The Cottage House Duplex Site has a minimum transparency level on both the ground and upper stories appropriate for a residential unit. The raised Porch allows the residents some privacy, while still allowing a clear view of the activities on the street.

Cottage House Duplex Sites are located in a build-to zone that is slightly set back from the front property line, creating a single front yard that may be landscaped, and they have a small side yard setback. These buildings have a pitched roof, which can have dormers. Access to one garage structure should be from a secondary street or an alley. If neither is possible, access is permitted through a driveway from the primary street. Shared driveways, between adjacent lots, are strongly encouraged.
5.7 Rowhouse

Rowhouses are developed in buildings of no more than three consecutive Rowhouses. Rowhouses are located in a block that is compact and easily traversed by foot. Each Rowhouse is a single residential unit.

Rowhouses are two stories in height. The main entrance to the building is from a Porch with a visible basement base type off the primary street. Each rowhouse is approximately 1500 square feet, with a building consisting of 3 rowhouses having a maximum square footage of 4500. The slightly raised base type provides some privacy while windows provide an appropriate level transparency on all stories. Consecutive Rowhouse facades within a single building shall be differentiated by the use of color and/or architectural detailing.

The Rowhouse building is constructed within a build-to zone that is set back from the sidewalk, creating a small front yard that may be landscaped. The roof of the Rowhouse shall be pitched. Parking is located in the rear of the lot and should be hidden from view of the primary street. Access to this parking is from an alley. On-street parking serves as visitor parking.

No more than 25% of total units permitted in a PDD or Major subdivision may be built as Rowhouses. No more than 3 Rowhouses may be connected into a single building of Rowhouses. Consecutive Rowhouse buildings are not permitted.
Definitions:

General.

Whenever the words or phrases set forth in this section appear in this title, they shall be given the meaning attributed to them by this chapter. When not inconsistent with the context, words used in the present tense include the future; the singular includes the plural, and the plural, the singular; “shall” is always mandatory and “may” indicates a use of discretion in making a decision; “used” or “occupied” shall be considered as though followed by the words “or intended, arranged or designed to be used or occupied.”

Accessory building means a subordinate building, the use of which is incidental to the use of the main building on the same lot.

Alley means a public thoroughfare or way having a width of not more than 20 feet which affords only secondary means of access to abutting properties.

Basement means that portion of a story partly underground and having at least one-half of its height, or more than five feet below the average contact ground level at the exterior walls of the building. A basement may also constitute a first story if the ceiling is more than six feet above the average contact ground level at the exterior walls of the building.

Block is land, or a group of lots, surrounded by streets or other rights-of-way, other than an alley, or land which is designated as a block on any recorded subdivision tract.

Buildable area means the portion of a lot remaining after required yards have been provided.

Building means as follows: A building is a structure located as defined in this section. When separated by division walls without openings, each portion so separated shall be considered a separate building.

Building area means the total ground coverage of a building or structure measured from the outside of its external walls or supporting members or from a point four inches in from the outside edge of a cantilevered roof, and including its fireplaces.

Building height means the vertical distance from the highest adjoining natural or undisturbed ground surface within a five-foot horizontal distance of the exterior wall of the building to the highest point on the coping of a flat roof or the highest ridge of a pitch or hip roof.

Build-to zone means an area of defined width along the frontage of a lot that encompasses a defined minimum percent of the building facade. Both width and percentage are defined by land use zoning.

CC&Rs mean Covenants, Conditions, and Restrictions: a Homeowners’ Association document

Coverage means the percentage of the area of a lot which is built upon or used for a business or commercial purpose.
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**Duplex** means a two-family dwelling: a building designed exclusively for occupancy by two families living independently of each other, and containing two dwelling units. Such definition also includes the term "duplex."

**Floor area** means the area included within the surrounding exterior walls of a building or portion thereof, exclusive of courts. The floor area of a building or portion thereof, not provided with surrounding exterior walls, shall be the usable area under the horizontal projection of the roof or floor above.

"**Floor area ratio**, FAR, means the gross floor area, including indoor parking, within a building divided by the net area of the site, expressed in decimals of two places.

**Garage, Private. Private garage** means a sheltered or enclosed accessory space used for the storage of the motor vehicles or boats of the residents of the premises. The term “garage” shall include carport.

**Heritage Tree** means a tree existing on the property that has a circumference of 40” or more measured at 4’ above lowest ground level.

**Lot** means a fractional part of subdivided lands or a tract or a parcel having fixed boundaries and being of sufficient area and dimension to meet minimum zoning requirements.

**Lot frontage** means as follows: The front of a lot shall be construed to be the portion nearest the street. For the purposes of determining yard requirements on corner lots and through lots, all sides of a lot adjacent to streets shall be considered frontage.

**Neighborhood** means 1 square block, cul de sac, or other cluster of adjacent buildings

**Offset** means a reduction in the thickness of a wall; a flat or sloping projection on a wall, buttress, or the like; used to enhance the visual effect by contrasting wall placements.

**Permitted use** means any use authorized or permitted alone or in conjunction with another use in a specified zone and subject to the limitations of the regulations of such zone.

**Primary use** means the use for which a lot, structure or building, or the major portion thereof, is designed or actually employed.

**Secondary, incidental or accessory use** means a minor or second use for which a lot, structure or building is designed or employed in conjunction with but subordinate to its principal use.

**Setback** means, unless otherwise specified in this title, the distance between any building area, plus the area of all but the outermost 24 inches of any part of a building or structure extending beyond its building area, and the nearest lot line measured at all points. This distance shall be adequate to satisfy front, side and rear yard requirements in addition to setback requirements of this title.

**Story** means that portion of a building included between the upper surface of any floor and the upper surface of any floor above; or any portion of a building between the topmost floor and the roof having a usable floor area equal to at least 50 percent of the usable floor area of the floor immediately below. The top floor area under a sloping roof with less floor area is a half story. The first story shall be considered the lowest story of which the ceiling is more than
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six feet above the average contact ground level at the exterior walls of the building.

Street means a public thoroughfare which affords the principal means of access to abutting properties.

Structure means a combination of materials constructed or erected which has permanent location on the ground or is attached to something having permanent location on the ground, not to include paving or surfacing of areas, fences not more than seven feet high, walls not more than six feet high that are used as fences, or screening that is not more than six feet high.

Usable Floor Area, Residential. Residential usable floor area means as follows: The measurement of usable floor area for residential uses shall be the sum of the area of the first story measured to the exterior face of exterior walls plus, similarly measured, the area having more than seven feet, six inches of headroom, of any upper story or basement that is connected by a fixed stairway which may be made usable for human habitation; but excluding the floor area of unfinished basements, unfinished garages, including the 2nd story of a garage, accessory buildings, unfinished attics, breezeways and unenclosed porches.

Yard means an unoccupied space open to the sky, on the same lot with a building or structure. When the lot definitions and yards requirements are insufficient to describe a particular lot situation, the Zoning Administrator’s interpretation of lot frontage and setbacks shall apply.

Yard, Front. Front yard means an open space extending across the full width of the lot, the required depth of which shall be measured horizontally and at right angles from the lot frontage line to a line parallel thereof on the lot.

Yard, Rear. Rear yard means an open space extending across the full width of the lot between the principal building and the line opposite the lot frontage line. The depth of the rear yard shall be measured horizontally at right angles from the nearest point of the rear lot line towards the nearest part of the principal building.

Yard, Side. Side yard means an open space between the principal building and side lot line extending from the front yard to the rear yard. The width of the side yard shall be measured horizontally and at right angles from the nearest point of a side lot line towards the nearest part of the principal building.