

Proposed Addendum to the existing residential guidelines dated May 2022.

From the existing 2022 guidelines.

C.Roof

- d. Roof pitch shall be a minimum of 6:12 on 60% of the roof.
- e. No unbroken roof plane shall be longer than 30 feet, including roof overhangs.
- f. Dormers on or offset from the ridge will be accepted as breaking up the roof plane, i.e., the ridge may be longer than 30 feet if the adjacent roof plane has dormers or other features. Dormers must be in proportion to the structure and roof areas to be considered. See the examples below.

Proposed language:

- e. For M1, M2, and M3 lots, no unbroken roof planes shall be longer than 30 feet, including roof overhangs. (see an example of a broken roof plan below)

Requirements and limitations for unbroken roof plans outside of single M1, M2 and M3 lots:

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| Combined M1 and M2 lots with a home over 3000 square feet | 33' |
| Large lots with homes of 3000 to 4500 square feet | 33' |
| Large lots with homes over 4500 square feet | 35' |
| All accessory dwellings or structures | 30' |

Roof structures accentuating a large boxy design are discouraged.