

Exhibit F
(Architectural Standards)

A. Distinct Architectural Themes:

1. The design of each dwelling constructed within Keeneland Park will adhere to one of the six following distinctly valuable architectural themes in order to reduce elevation monotony and improve the streetscape of the neighborhood.
 - a. Craftsman
 - b. English Revival
 - c. French Country
 - d. Italianate
 - e. Shingle
 - f. Victorian
2. The architectural elements and a sample color elevation of each architectural theme are illustrated in Exhibit “G” (Architectural Themes) of this Ordinance.
3. The standards of this Exhibit “F” replace and superseded the standards of WC 16.04.165(e) and (f).

B. Dwelling Plan Elevations:

1. Dwellings constructed on the Real Estate shall be constructed in substantial compliance with the dwelling plan elevations in Exhibit “H” (Dwelling Plan Elevations).
 - a. Each dwelling complies with one of the architectural themes as described above and must comply with all other applicable provisions of this Exhibit “F”.
 - b. The Director of Economic and Community Development or his designee shall have the authority and may approve modifications to the dwelling plans in Exhibit H so long as they conform to all other applicable Architectural Standards of this Ordinance.
2. Rear and side elevations of all dwellings oriented toward 169th Street or Springmill Road shall comply with the Enhanced Rear Elevation standards in Exhibit “I” of this ordinance. This standard shall apply to lots within one-hundred (100) feet of the right of way of 169th Street or Springmill Road.

C. Elevation Exterior Materials:

1. A minimum of fifty percent (50%) of the Front Elevation of each dwelling (excluding openings such as doors and windows, roofs, and any area within a dormer projecting from a roof) shall consist of masonry (brick or stone, etc.) as the exterior building material.
2. The surface area of all remaining elevations shall have masonry or materials consisting of fiber cement (vinyl siding is not permitted).

D. Windows:

1. A dwelling shall have a minimum of two (2) windows on the Front Elevation.
2. A dwelling shall have a minimum of one (1) window on each side elevation.
3. A dwelling shall have a minimum of three (3) windows on the rear elevation.
4. A double window (a single window unit a minimum of four (4) feet in width with two windows side by side) shall count as two windows.
5. The number of windows per elevation is illustrated in Exhibit H (Dwelling Plan Elevations) for each dwelling plan. Where the number of windows is greater than the standards noted in this Section the minimum number of windows required shall be as illustrated on the Dwelling Plan Elevations shown in Exhibit H.

E. Porches: A stoop or porch is required at the front door on all dwellings. The minimum size shall be no less than four (4) feet in width and depth.

F. Garage Doors:

1. Garage Doors on each dwelling shall be per the architectural theme of the subject dwelling plan as illustrated on Exhibit G and Exhibit H.
2. All dwelling plans shall have a minimum two-stall garage and provide options for either a side-load garage entry or third stall.

G. Roofs:

1. The minimum roof pitch of the main roof of the dwelling shall be 6/12. Elements such as porches, bays, walkways, etc., may be covered with a lower roof pitch.
2. Roof vents shall be located to the rear of the dwelling when possible. All vents shall be positioned to be minimally visible from the street and shall be painted to match the roofing material, black, or for those made of metal, left natural.

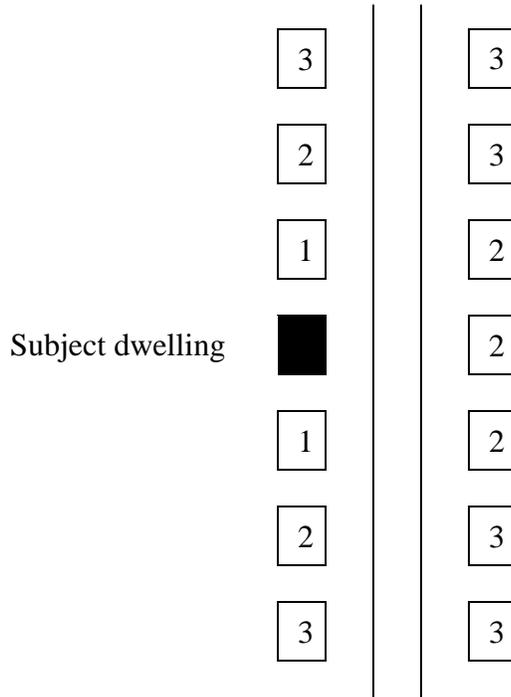
H. Additional Requirements: Each home on the same street and abutting the existing home as outlined of the Concept Plan shall have a minimum square footage of 2,900 square feet.

I. Definitions:

“Color Package” shall mean and refer to a combination of the color of the following elements: the main body of the dwelling, the trim, and an optional accent color. To be different from another Color Package, a Color Package must include at least two of the three elements being of a different color.

“Front Elevation” shall mean and refer to the elevation of the dwelling identified as Front Elevation on the elevations plans illustrated in Exhibit “H” of this Ordinance.

J. Single Family Dwelling Variety Requirement:



- Dwelling cannot be of the same elevation of the same plan as the Subject dwelling and must be a different color package.
- Dwelling cannot be of the same plan and elevation as the Subject dwelling.
- Dwelling may be identical to the subject dwelling.

K. Architectural Theme Variety Requirement: A maximum of ~~fifty (50)~~thirty-five (35) percent of the dwellings constructed on the Real Estate can be of any one Architectural theme as identified in Exhibit "G".

L. Additional Dwelling Limitations:

- 1. A maximum of 4 ranch homes shall be permitted on lots within one-hundred (100) feet of the right of way of 169th Street.
- 2. No ranch homes shall be permitted on lots within one-hundred (100) feet of the right of way of Springmill Road.
- ~~K.~~

Exhibit I (Enhanced Rear Elevations)

Keeneland Park Enhanced Rear Elevations

(A score of 46 or greater must be achieved for the rear or side elevation of all houses that face Springmill Rd or 169th Street.)

Score Feature

Structural

- 3 8' Minimum Sun Room/Morning Room/Screened Patio Extension
- 2 Covered Patio
- 2 Wood Deck
- 1 2' Minimum Corner Break
- 1 Exterior Fireplace Chase

Roofing

- 2 Hip or Clipped Roof
- 2 2 or More Ridge Lines
- 1 8" Minimum Rear Overhang (eve or rake)
- 1 Dimensional Roof Shingles

Siding

- 1 Architectural Siding (shake, scallop or board and batten) per theme
- 1 Two tones of Paint (main house and trim)
- 2 Masonry

Doors/Windows

- 2 Sliding or Atrium Door
- 2 Bay Window
- 1 Double Window
- 1 4" Minimum Window Trim
- 1 Window Shutters per theme
- 1 Window Grids per theme
- 1 Transom Windows
- ~~1~~ Quantity (for every door/window 2 Windows/ doors in excess of 4) total

Landscaping

- 2 (1) 4-52" Caliper Shade or Ornamental Tree
- 1 (2) 6' Evergreen Trees
- 1 (6) 18" Shrubs