

**Excerpt of the Village at Olde Town Code
Recorded in Book 1140 at Page 834**

Summary of the Village at Olde Town Code

The community of the Village at Olde Town was designed with several objectives in mind. The first is to create a friendly pedestrian atmosphere with memorable and picturesque streets and lanes. The second is to offer an outline whereby a variety of home configurations can be built so that owners have an opportunity to create very personalized interior spaces and gardens. Finally, the Code is intended to help assure home marketability throughout development, to protect the market value of existing homes, and to assure that the community development vision is fulfilled.

The Village at Olde Town Code consists of two parts, the Community Standards and the Architectural Standards. The Community Standards pertain to building placement, building heights, outbuildings, porches, and landscaping for each plot. It insures that the streets are inviting and pleasant places to be.

The Architectural Standards address the architectural character of the community. It specifies building materials, landscaping requirements, and construction techniques. The building materials recommended for the Village at Olde Town are natural materials which work well in this climate and get better with time.

In order to protect the property values of all owners, now and in the future, the Village at Olde Town Architectural Committee (VOTAC) has been formed to review all residential and landscape plans and to provide guidance when necessary. The committee is also responsible for making certain that all builders working in the community have a reputation for quality construction and solid business ethics.

In summary, the Village at Olde Town Code encourages houses simple in design, depending for beauty upon careful proportion and harmonious surroundings. Home owners may have utmost freedom in planning and building their own homes so long as the designs tend to preserve the charm and utility of the neighborhood as a whole. As in historic Beaufort and Newpoint, the homes will have a sense of timeless permanence. Not built for a day, but for generations to come.

COMMUNITY STANDARDS

Pertaining to the placement of buildings, their height, parking locations and building extensions such as porches.

Specifications

1. All building plans shall be submitted to the Village at Olde Town Architectural Committee for conformity to the code.
2. Homes shall contain a minimum of 1,100 square feet of heated space.
3. Variances for smaller sizes or one story homes or other variances to the Code shall be granted on the basis of architectural merit.
4. All Building materials shall conform to the VOTAC master list.

Yard

1. The street facade shall extend along the front yard a minimum of 45% of the lot width.
2. The front wall of the house's foundation must be built to within 12 to 18 feet of the front property line, except for lots fronting directly on the water in which case there are not build-to requirements.
3. The minimum sideyard setback is 5 feet for interior lots.
4. Chimneys, bay windows, and steps may encroach up to one half the yard specified.

Porch

1. All homes must have a covered front porch a minimum of 7 feet in depth.
2. The porch shall extend a minimum of 50% along the street facade of the house.

Outbuildings

1. Outbuildings shall not exceed 22 feet in height.
2. Walls of outbuildings at property lines shall be left windowless and shall be 2 hour fire rated.

Parking

1. Trucks, boats, campers, and trailers shall be parked in rear yards only.
2. Garages shall follow the specifications of outbuildings.

Height

1. Ground floors, except entry vestibules and outbuildings shall have a minimum elevation of 30 inches above ground level.
2. Interior ceiling heights shall be a minimum of 9 feet on the ground floor.
3. Maximum building height shall be 28 feet measured to the eaves.
4. The principal roof shall be a symmetrical gable or hip with a slope between 8:12 and 12:12 for 1 or 1 ½ story homes. Between 4:12 and 10:12 for 2 story homes.
5. A shed roof shall have a pitch between 3:12 and 6:12 and be permitted only when attached to the principal roof or wall.
6. A flat roof shall be permitted only as a habitable deck enclosed by a continuous balustrade or parapet.

ARCHITECTURAL STANDARDS

Pertaining to the construction materials and methods as well as the configuration of windows, roofs, porches, and landscaping.

Type of Appurtenance	Materials	Configuration	General
Building Walls	Wood Clapboard or Shingles. <ul style="list-style-type: none"> ◆ 3.5" to 6" to the weather. Brick. <ul style="list-style-type: none"> ◆ To be selected from the VOTAC master list. Stucco with a smooth sand finish.	<ul style="list-style-type: none"> ◆ The open undercroft of the decks and porches shall be enclosed by wood lattice. ◆ Clapboard shall be flush trimmed at corners. ◆ Trim shall be 6" boards maximum at openings. 	Material shall be used in horizontal bands only.
Garden Walls and Fences	Brick, stone or stucco to match the principal building. <ul style="list-style-type: none"> ◆ Wood pickets and wood lattice. ◆ Wood rail and board. ◆ Wrought iron in combination with brick or stucco. 	<ul style="list-style-type: none"> ◆ Brick Walls Shall Be Capped 	
Arches, Columns and Porches	Brick, stone, or stucco <ul style="list-style-type: none"> ◆ Piers and arches. Wood <ul style="list-style-type: none"> ◆ Posts and columns. ◆ Porches and balustrades. 	Where visible from the street, the following are permitted: <ul style="list-style-type: none"> ◆ Arches no less than 8" in depth. ◆ Piers no less than 12" x 8". ◆ Posts no less than 4" x 4". ◆ Columns of the Doric, Tuscan, or Ionic order. ◆ Spindles shall not exceed 4.5" on center. ◆ Porch openings shall be vertical in proportion. 	
Roofs and Gutters	For roofs: <ul style="list-style-type: none"> ◆ Galvanized steel or standing seam. ◆ "Galvalume" 5 crimp heavy gauge metal. ◆ Cedar shakes. ◆ Slate and artificial slate. ◆ Dimensional asphaltic fiberglass. For gutters, if used: <ul style="list-style-type: none"> ◆ Galvanized steel or aluminum. 	Simple hip or gable roof: <ul style="list-style-type: none"> ◆ If 1 or 1 ½ story: pitch = 8:12 to 12:12. ◆ If 2 story: pitch = 4:12 to 10:12. Simple shed roof (allowed only against a principal building): <ul style="list-style-type: none"> ◆ Pitch = 3:12 to 6:12. Dormers shall be a minimum of 2 feet from end gable.	
Windows Door and Shutters	<ul style="list-style-type: none"> ◆ Clear glass. ◆ Painted wood. ◆ Stained hardwood. 	Single or double hung windows.	<ul style="list-style-type: none"> ◆ Operable wood shutters sized to match openings. ◆ Wood window boxes.
Outbuildings	Materials shall conform to that of the primary structure	Massing shall conform to that of the primary structure	
Landscape		There shall be one designated native tree of not less than 3 ½ " caliper planted no further than every 30' along the street frontage if there is no tree of acceptable size already existing.	Trees over 6" caliper may not be removed without the approval of the VOTAC.
Miscellaneous	Exterior hardware shall be solid brass, bronze or wrought iron.		The following shall not be located between the building and its street frontage or be visible from the street: clothes lines, electrical or gas meters, A/C compressors, or garbage cans.