

AVALON PARK WEST RESIDENTIAL DESIGN GUIDELINES

January 2014



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BUILDING SETBACKS

BUILDING SETBACK MATRIX

LOT TYPE	MIN LOT WIDTH	MIN LOT DEPTH	MAX LOT COVERAGE (PERCENT)	MAX BUILDING HEIGHT	MINIMUM PRIMARY UNIT SETBACK				MINIMUM GARAGE SETBACK				MINIMUM PORCH SETBACK			
					F	S	R	C	F	S	R	C	F	S	R	C
SF Zero Lot Line Max Density 7 du/ac Min. Lot Size 4,050 sf (1)(2)(5)	45'	90'	70	35'	15'	0'/10'	10'	15'	25'	5'	5'	5'	10'	5'	-	8'
Medium Density SF Detached Max Density 7 du/ac Min. Lot Size 4,200 sf (1)(2)(3)(4)	40'	100'	70	35'	15'	5'	10'	15'	25'	5'	5'	5'	10'	5'	-	8'
Low Density SF Detached Max Density 7 du/ac Min. Lot Size 6,000 sf (1)(3)(4)	60'	100'	70	35'	15'	5'	10'	15'	25'	5'	5'	5'	10'	5'	-	8'
SF Attached Villa Max Density 14.6 du/ac Min. Lot Size 3,850 sf (1)(3)	35'	110'	70	35'	15'	0/5'	10'	15'	25'	0/5'	-	10'	-	-	-	8'
SF Attached Townhome Max Density 12 du/ac (1)(3)	16'	100'	70	35'	15'	0/5'	10'	15'	25'	0/5'	-	10'	10'	0/5'	-	8'
Multi-Family Max Density 18 du/ac (See MF-2) (5)	-	-	85	70'	10	5'	5'	15'	-	-	-	-	10'	-	-	-

BUILDING SETBACK MATRIX FOOTNOTES

- (1) If a side-yard setback is 7.5' (or 15' between primary structures) the front loaded garage setback shall be a minimum of 20'. If Garage is side loaded, regardless of side setback, minimum garage front setback shall be 15'.
- (2) Garages may have a minimum side setback of 5', provided they maintain an 8' setback from the primary structure on the adjacent lot.
- (3) Cluster Development shall be a permitted use. Cluster lots shall abut and/or have direct access to open space areas where practical. Narrow linear open space areas will be discouraged. The Developer shall submit a concept sketch with development standards to the Planning Growth Management Department for review and approval prior to submission of a preliminary site plan.
- (4) Side-yard setback may be 5' provided the following conditions in footnote (7) are met prior to construction plan approval for each phase or unit, or depicted on the construction plans for each phase or unit.
- (5) In the event primary building structures are separated by 10' or less (excluding garage/structure separation of 8'), the following conditions in footnote (7) must be met prior to construction plan approval for each phase or unit, or depicted on the construction plans for each phase or unit.
- (6) Side Yard setback may be 0' on one side (common wall), provided a 5' setback is maintained on the other side with a minimum 10' separation maintained between structures, and the following conditions in footnote (7) are met prior to construction plan approval for each phase or unit, or depicted on the construction plans for each phase or unit.
- (7) (a) The Engineer of Record shall provide to Pasco County signed & sealed design calculations for each typical lot demonstrating compliance with Pasco County's drainage criteria.
 (b) Pasco County typical lots A, B, & C will have side-yard swales with side slopes no greater than 4:1 and a depth no greater than 15 inches.
 (c) Side-yard swales shall be sloped to create positive outfall to the front or rear of each lot with velocities no greater than that allowable for grassed stabilization as in the FDOT Drainage Manual.
 (d) Swales shall be sodded in place by the builder.
 (e) No obstructions shall be permitted in the swale area between the houses that impair the intended function of the swale.
- (8) For those areas designated as MF-1 and MF-4, Multiple Family Medium Density on the Master Development Plan. The height of multi-family structures shall be limited to 45 feet for a distance of 300 feet from the abutting properties constructed as, or designated for, single family development.
- (9) Maximum of eight townhouse units per building. Minimum 10' separation between buildings.

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MINIMUM DESIGN GUIDELINES

- Neighborhood buildings shall be designed in the concept of local Florida architecture.
- Homes shall be constructed out of concrete, concrete masonry unit or wood frame and attached to a permanent slab on grade foundation. No metal buildings or temporary structures shall be permitted.
- Exterior materials shall be stucco, stone, brick, or synthetic / wood siding.
- The minimum requirement for the front entry shall be a portico proportionally and stylistically consistent with the architecture of the main structure.
- Garages are encouraged to be setback a minimum of 10' from the primary structure.
- Tandem parking is permitted and encouraged.
- Front porches or entry porticos shall be raised a minimum of 8" from grade. (See detail 2A- 1 Story Step Footing on following page)
- On corner lots all detailing that occurs on the front of a house shall be consistent on the side elevation that is adjacent to the right-of-way.
- All stucco banding shall be raised a minimum of 1/2". No banding or detailing shall be created through the implementation of stucco score lines.
- Window banding shall wrap into jambs, headers and sills with continuous paint color or material.
- Not more than 20% of homes on a street shall have the same Front Elevation.
- Roof colors shall vary a minimum of every two houses.
- A separation of at least two lots shall be maintained for any model with similar elevations, or color. Additionally no house directly across the street or diagonal from a particular model shall have similar elevations or color.
- 3D Architectural Shingles are required when using shingles. Tile roofs are permitted.
- Pool and A/C equipment on corner lots shall be located on interior side property line.
- No glass block is permitted on walls adjacent to a right-of-way.
- Front doors and windows to major rooms shall address the street. Walkways that lead to the front door, separate from the driveway are required.
- Hedges, low fences or garden walls up to 42" in height are permitted along a fronting property line. Privacy fences up to a height of 72 inches are permitted on side yards and rear yards provided that the side yard privacy fence has a front setback of 50'. View fences shall be used adjacent to parks and open space corridors with a maximum fence height of 48 inches.
- No wood fencing is permitted. Fencing shall be PVC, aluminum picket or other similar materials.

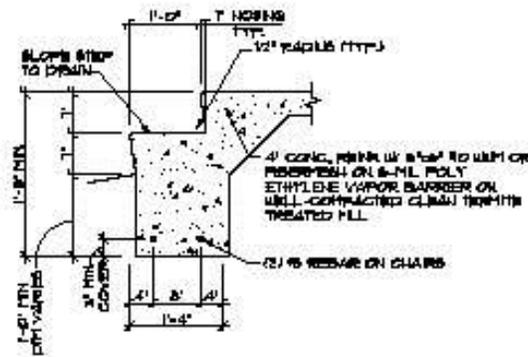
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MINIMUM LANDSCAPING REQUIREMENTS

The purpose of these regulations is to supplement the codes of Pasco County. In cases where these requirements conflict; the more restrictive requirement shall apply.

- All single family lots shall place one live oak tree between the curb and sidewalk in the front of the home. This will be referred to as the “street tree”. The tree shall be at least 12’ in height, 5’ spread and 2-1/2” caliper.
- Two additional street trees will be required on all corner lots located on the side adjacent to the right-of-way placed 50’ o.c.
- All rear yards shall have one canopy tree 12’ in height, 5’ spread, 2-1/2” caliper, installed for every single family lot. A canopy tree is defined as a tree that will reach a mature height of 50 feet.
- All portions of residential buildings on corner lots exposed to the right-of-way shall have foundation plantings along the entire length of the house consistent with the plantings in the front of the home.
- All pool equipment, HVAC equipment, propane tanks, and trash receptacle areas shall be buffered with a hedge 30” high and 30” o.c.
- All landscape area shall be irrigated with fully automatic irrigation system except where bahai is required
- All plant material shall be FL. Number 1 or better, as graded in the Florida Grades and Standards for Nursery Plants.
- Unless otherwise stated, the proposed plant materials shall be of a type appropriate for the site conditions.

RAISED PORCH DETAIL REQUIREMENT



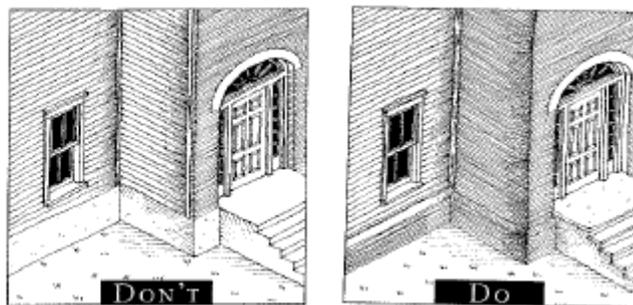
1-STORY STEP FTG.
AT FRONT PORCHES
SCALE: 3/4" = 1'-0"

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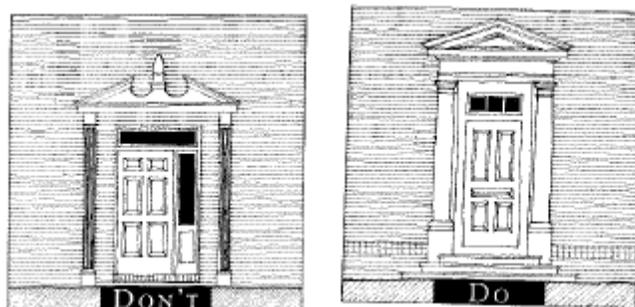
ARCHITECTURAL PATTERNS



1. Don't use horizontal window which do not reflect the proportions consistent with vernacular architecture. Do choose vertically proportioned or square windows which reflect more appropriate scaled human proportions.

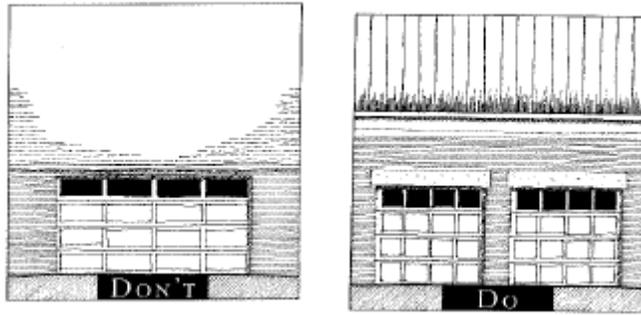


2. Don't create vertical joints at outside corners between materials of different weight or walls with different colors. Do join materials and color in an authentic manner. Vertical joints between different materials and colors should occur only at inside corners.

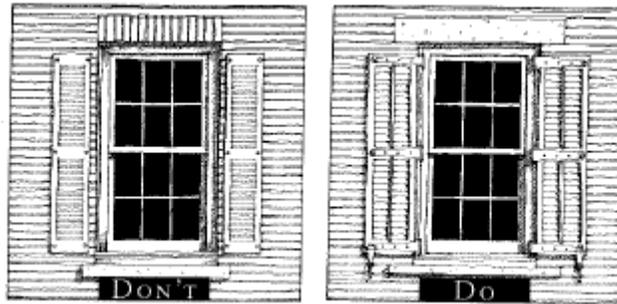


3. Don't use disproportioned details or shapes or arches. Entry surrounds are a major part of the face of the building, and they should be detailed carefully according to the style of the building as one of its most expressive parts.

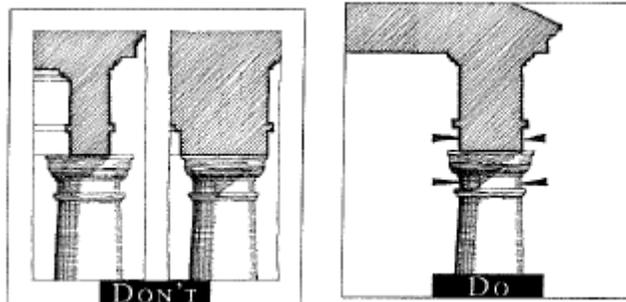
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4. Do use single-bay garage doors for design flexibility and practicality. Don't lock yourself into a box with double-wide garage doors.

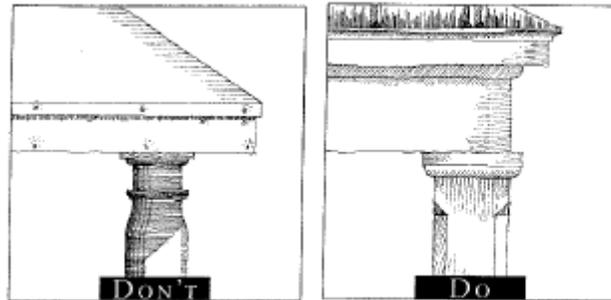


5. Don't use shutters that are either too narrow, short, or with the wrong radius. Do use shutters that are properly sized and of appropriate material. Shutters should be exactly one-half the width of the sash they are covering. Shutters should be louvered, paneled, or constructed of boards as appropriate to the style of the building.

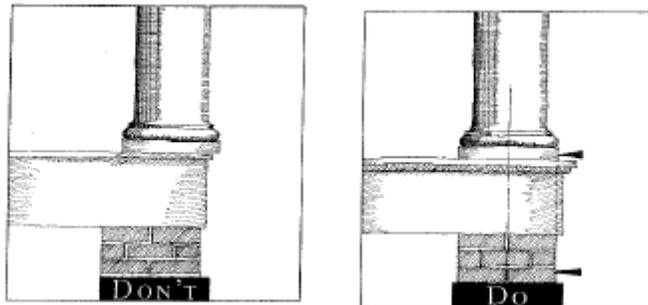


6. Don't make the entablature too thick or too thin as in these variations on the two basic ways of doing it wrong. Do make sure the inside and outside faces of the architrave match the width of the top of the column shaft. The face of the entablature should always align with the face of the top of the column.

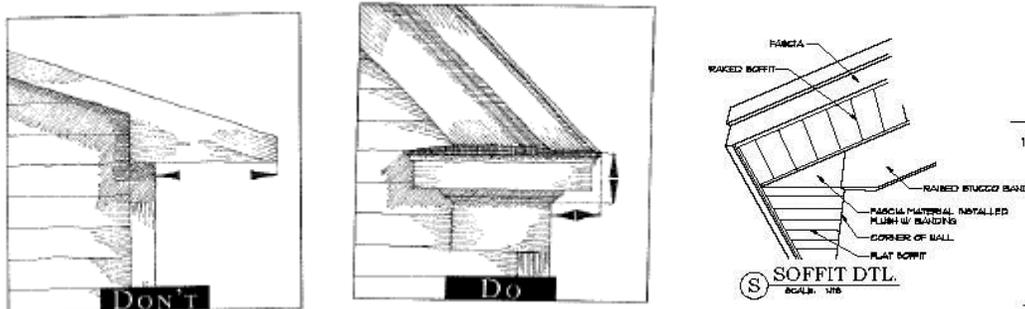
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7. Don't leave out a visible porch beam. Do create an element which looks as if it is supporting the porch roof. The beam at the top of porch columns which supports the porch roof should be visible from both the inside and the outside of the porch.

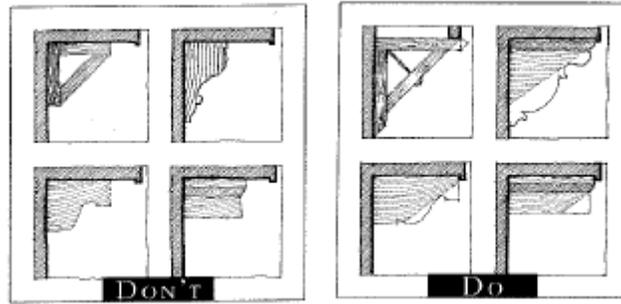


8. Don't lay out columns so that their bases project beyond the masonry or other foundation below. Do detail the porch so that the face of column base projects no further than the masonry or other foundation below. Column bases should never protrude beyond the edge of the porch flooring.

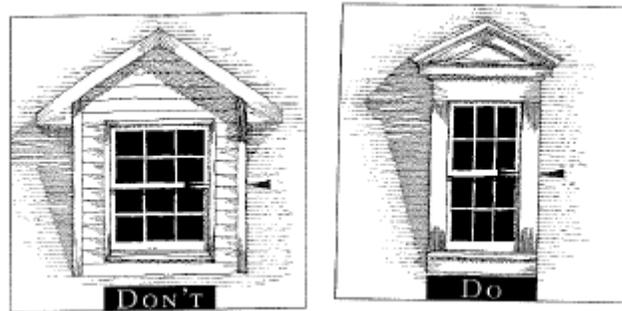


9. Don't allow the eave overhang to conflict with the style of the building. Eave overhangs should be appropriate to the style of the building. This will usually be less than the 18" to 24" overhangs commonly used. **The soffit detail (S) shall always replace the "Don't" photo.**

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10. Don't make brackets, modillions and corbels too short. Do properly size brackets, modillions and corbels of all styles to extend to the back side of the fascia. Vernacular brackets should extend at least to the fascia, if not slightly beyond. Their height is often as great as their depth.



11. Don't design dormers so that siding is required between the jamb casing and the cornerboard. Do detail dormers so that they have a single, strong, substantial casing board or other trim element at the corners. This should be a solid material from the window to the corner of the dormer wall.

Don't proportion a single-window dormer to be horizontal. Do proportion dormer and window so that the window properly fills the dormer face. The body of a single window dormer should be vertically proportioned or square.

Don't oversize the dormer roof so that it appears to be top-heavy. Do adopt modes proportions when detailing the dormer body and roof. If dormer eaves are properly proportioned, the total width of the dormer roof should be 25% to 40% larger than the width of the dormer body.