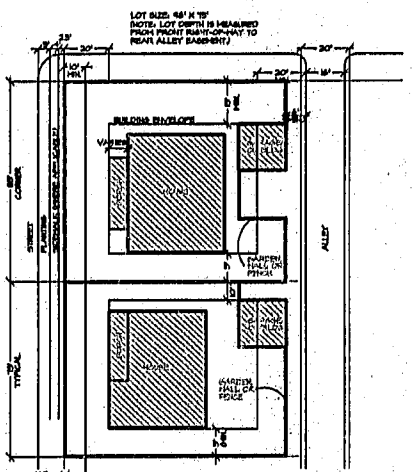
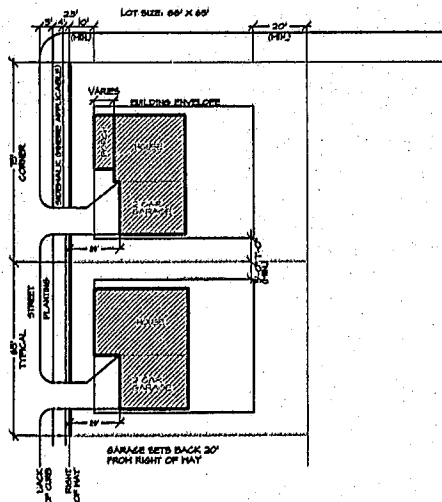


NEIGHBORHOOD HOUSE TYPE 2  
FRONT LOADED GARAGE



NEIGHBORHOOD HOUSE TYPE 2  
ALLEY-LOADED GARAGE



NEIGHBORHOOD HOUSE TYPE 1  
FRONT LOADED GARAGE

**NEIGHBORHOOD HOUSE--TYPE TWO**

Parcels B, F, and H

- Face of front-loaded garage s all be set back 20' from right of way.
- Building placement as shown.
- Corner lots shall be 85' wide, and house shall be set back a minimum of 15' from side street.
- 10' minimum front setback from right of way.
- Aggregate side yards shall total 15', with a minimum dimension of 5'.
- Houses, excepting garages, shall be set back a minimum of 20' from rear property line.
- Detached, alley-loaded garages are optional. Garage face shall be set back a minimum of 6' from alley pavement.
- Garages may have side entry.
- Detached garages, not alley-loaded, may be located to the rear of the lot 4' from any property line.
- Detached garages shall be constructed of the same materials and colors as the main building.
- Garages may be single or double.
- Trash containers shall be located in the rear of building.
- Garden walls or picket fences may be built where indicated. 3' minimum height required for all fences and walls. Fences/walls facing front street shall be 42" maximum height, except for fence posts or decorative finials, which may not exceed 48" in height. All other fences/walls shall be 6' maximum height.
- Covered walk from house to detached garage is permitted (6' maximum width).

**BUILDING HEIGHTS**

House: 2 1/2 floors maximum, exclusive of basement.  
Detached garage: Two floors maximum.

**BUILDING USE:**

Buildings may be used for residences only.

**OUTBUILDING USES**

- Garage
- Workshop
- Guest cottage
- Studio
- Storage
- All other uses must be approved by the Homeowners Association.

No use will be permitted for any outbuilding that would conflict with Town Code regarding Home Occupations.

**NEIGHBORHOOD HOUSE--TYPE ONE**

Parcels A, C, D and E

- Building placement as shown. Corner side lots shall be 75' x 88'.
- Aggregate of side yards shall total 12', with a minimum dimension of 5'.
- House shall be set back a minimum of 20' from edge of alley pavement, excluding garage.
- Houses shall be set back from the front street right of way a minimum of 10' and from the rear property line 20' in cases where no alley serves the rear of the lot.
- Detached garages may be single or double, and shall have the option to be side-entry.
- Detached garages may be located to the rear of the lot, 6' from any property line.
- Front-loaded garage placement must allow for a 20' driveway, measured from street right of way.
- Detached garages shall be built using the same materials and colors as the main building.
- Trash containers shall be located to the rear of the houses.
- Garden walls or picket fences may be built. 3' minimum height required for all fences and walls. Fence/wall facing front street shall be 42" maximum height, except for fence posts or decorative finials, which may not exceed 48" in height. All other fence/walls shall be 6' maximum height.
- Covered walk from house to detached garage is permitted (6' width maximum).

**BUILDING HEIGHTS**

House: 2 1/2 floors maximum, exclusive of basement.  
Outbuilding: 2 floors maximum

**OUTBUILDING USES**

- Garage
- Workshop
- Studio
- Guest cottage
- Storage
- All other uses must be approved by the Homeowners Association.

No use will be permitted for any outbuilding that conflicts with Town Code regarding Home Occupations.

**CARPENTER VILLAGE FENCING GUIDELINES AND REQUIREMENTS**

**VILLAGE CHARLESTON:** Must have front yard Decorative and rear access Privacy fencing.

**VILLAGE NEIGHBORHOOD:** Must have rear access Privacy fencing.

**MATERIALS: BRICK, STONE, VINYL & WOOD**

**STYLE:** The Attached Styles are guidelines which may be altered, subject to architectural approval. Approval will be based on all the "requirements", how the fencing complements the previously approved architecture of the surrounding houses and the neighborhood as a whole.

**HEIGHT:** Decorative Fence: 36" to 42"  
Privacy Fence: 4' to 6'

**PLACEMENT:** Decorative Fence: 2 feet behind sidewalk or off side yards of homes contingent on architectural approval. In no case will fence obscure T.O.C. standards for sight distances.

Privacy Fence: 4 feet from rear lot line (6' from pavement). Individual limitations will be set by the architectural committee for Privacy Fence distances that cross the plan of the rear corner of the house toward the front corner.

**COLOR:** White

**BUFFERING:** Some buffering may be required on rear access and side yard fencing. All fences taller than 42" located adjacent to a street right-of-way will have 3 gallon evergreen shrubs planted no more than 10' o.c. (to be planted on street side of fences).

**NOTE:** All fencing must be approved by the Architectural Committee.

**EVERGREEN SHRUBS:** 6 PER LOT, MINIMUM 5 GALLON CONTAINER (Typically planted in front of house)

**UNDERSTORY TREE:** 1 PER LOT, MINIMUM 1 1/2" CALIPER (These understory trees may be placed either in front or back, depending on lot conditions. For lots where significant vegetation has been saved, the developer has the option to omit this tree.)

**SOD WILL BE INSTALLED IN ALL FRONT YARDS**

Understory tree is defined typically as a tree that grows beneath a forest canopy. For our purposes we define an understory tree as a flowering ornamental tree or an ornamental tree that typically grows no taller than 30'.

**GENERAL NOTES**

- Nothing in these regulations shall prohibit on-street parking on all residential streets.
- Parking is prohibited in alleys.
- Alleys shall be maintained by a Homeowner's Association.
- No residential entrance walk shall exceed 6' in width.
- Asphalt walks are not permitted, except for greenway paths.
- Sidewalks along public streets may be 4' minimum width where sidewalks are provided on both sides of the street.

**NOTES FOR ALL RESIDENTIAL LOTS:**

- All residential lot width dimensions will be taken at building setback lines.
- Lots adjacent to common open space shall meet typical lot dimensions rather than corner lot dimensions.

**ETd**

ELAM, TODD & AMBROSIO, PA

Urban Planning /  
Landscape Architecture

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Drawn By: EVC  
Checked By: BIT  
Date: 8-08-99  
Proj#: 9904007

Revisions  
5/17/99 TOC REV.  
6/14/99 TOC 2ND REV.  
7/12/99 TOC 3RD REV.  
8/13/99 TOC 4TH REV.



CARPENTER VILLAGE  
PORTION OF PARCEL H  
CONSTRUCTION PHASE 18  
CARY, NORTH CAROLINA

99-SB-017  
**APPROVED**  
SPR 22 2000

UNIT DETAILS  
& NOTES

PHASE 18

Sheet

1A