



BUILDING DESIGN STANDARDS SINGLE FAMILY LOTS

A. GENERAL REQUIREMENTS.

- a. No identical color schemes shall be allowed on adjacent lots or lots opposite from each other along streets.
- b. Driveways must be paved in asphalt, concrete or brick pavers.
- c. House plans and lot survey must be submitted for review and approval.

B. REQUIRED MINIMUM HOUSE SIZE.

(Sizes are above ground finished area excluding garages and open porches)

- a. Split Entry/Multi Level: 1,350 Square Feet
- b. Two Story: 1,900 Square Feet
- c. Modified Two Story: 1,900 Square Feet
- d. Rambler: 1,350 Square Feet

C. GARAGE STANDARDS.

- a. Two (2) car garage minimum.
- b. Garage shall be located on high side of the lot, except corner lots where garage must be located away from the intersection.
- c. Garage doors must be of raised panels.
- d. Garage door piers with a minimum of 42" high of brick, stone or equal.

D. EXTERIOR BUILDING MATERIALS STANDARDS.

- a. A minimum of 20% of front elevation must be finished in brick, stone, stucco or similar material.
- b. Siding must be maintenance free (vinyl, cement board, aluminum, brick, stone, stucco, etc.).
- c. Roof pitch of at least 6/12 on all sides.

E. SETBACK REQUIREMENTS (MINIMUM).

- a. Front Yard: 25 Feet
- b. Side Yard (internal): 7 Feet
- c. Corner Lot Side Yard (house): 20 Feet
- d. Corner Lot side Yard (garage): 25 Feet

F. LANDSCAPE REQUIREMENTS.

- a. Must meet City of Elko New Market standards for number and placement of boulevard trees.