



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
- 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.