

TWIN VALLEY RESORT

Architectural Controls

Siting Requirements

Front yard setback minimum 50 feet
Side yard setback minimum 25 feet
Year yard setback minimum 50 feet
Natural grades to be maintained as closely as possible
Material from excavation to be evenly spread across lot
Walkout or daylight basements to be built within the natural landscape resulting in the use of wingwalls and sunken patios as required
Fences to be of posts and page wire
Building envelopes will be established where required to maximize views

Home Structure Requirements

Widest profile of home to face front of lot
Porches are mandatory and must be a minimum depth of 6 feet and cover 50 % of the front elevation of the home
Minimum size 800 square feet on main level
Maximum 3 feet from grade to top of main floor joist
Maximum height of building to be 24 feet from bottom of main floor joist
No 2 storey are allowed- roof fascia must start within 10 feet of grade
Dormers are allowed for light ventilation and egress from attic living spaces
Roofpitch to be a minimum of 5:12
Soffits to have a minimum of 1 foot overhang
Attached or detached garages to be a minimum of 4 feet behind front foundation
Garages to be a maximum of 15 feet high unless there is a habitable space over in which case to a maximum of 20 feet
Cladding material and color of garage to match home
Homes must have internal sprinkler systems or no-burn construction applications for fire protection
Low flow toilets and faucets must be installed

Home Detailing Requirements

Roofs

- asphalt, rubber or metal (no shakes)
- dark colors only (no grays, whites or bright strong colors)

Siding

- wood, vinyl, or stucco in combination with other siding material
- earth tone and subdued natural colors to be used

Elevations

- heritage, alpine, and craftsman themes to be used as basis of home elevation design
- rock, wood beams, posts window trims encouraged