

6.3-A: ENTRIES

- Residential entries should be located at the street building front.
- Service entrances should be at the rear of the buildings.
- Entrances to second and third story uses should be located along the street building front.
- Secondary entrances may be located at the rear and sides of buildings.
- Apartment/condominium buildings should be designed in such a way that ground floor units have individual entries from the street.
- Stacked town house and apartment building entries, stoops, and stairs on primary facades should be set at an elevation that is a maximum of 1/2 of a story in height from the sidewalk elevation.
- Wherever possible, all entries on primary facades should be higher than the sidewalk elevation.

6.3-B: ROOFS

- Dormers should be placed a minimum of 3' from side building walls.
- Roof penetrations, except stucco or brick chimneys should be placed so as not to be easily visible from the street and painted to match the color of the roof, except those of metal which may be left unpainted.
- Gable ends on stoops, porches, and balconies, except when consistent with architectural style, should have no less than a 6 in 12 pitch.
- Hip roofs should have no less than a 6 in 12 pitch, except when consistent with an approved style.
- Roof-vent penetrations should be located at least 10' from any exterior building face.
- All hipped or gabled roofs should have eaves.
- Cornices should be provided on building with flat roofs. They should include a projection beyond the Building Face.

- Gutters and downspouts, when used, should be made of galvanized steel, cooper (not copper coated), or aluminum.
- Attic vents should be appropriate to the style.

6.3-C: WINDOWS ALONG STREET FRONTAGE

- Specialty windows (oval, octagonal, Palladian) should be limited.
- Triangular windows should not be used.
- Openings for windows and window panes should have a vertical dimension greater than or equal to the horizontal dimension, except when consistent with an approved style.
- If exterior shutters are used, they should be sized and mounted appropriately to fit their window.
- Windows may be grouped to create a horizontal composition if separated by a mullion. The maximum combined horizontal dimension should not exceed three times the combined vertical dimension.
- Doors, except garage doors, should be, or appear to be constructed of planks or raised panels (not flush with applied trim).
- Windows should be clear glass. No reflective or tinted glass should be allowed.
- All window trim should be a minimum of 3 1/2" in width.

Exhibit 39

ENTRIES/ROOFS/WINDOWS ALONG STREET FRONTAGE

THE KNOLLS OF DOVER Town of Dover, New York

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