

2. Roofs

Roofs that are visible from the public rights-of-way shall be of shed, hip, gambrel, mansard, or gable styles. Roof height, bulk, and mass must appear structural even when the design is nonstructural.

- All single family and two family buildings shall have a pitched roof covering a minimum of sixty-five (65) percent of the overall floor area under the roof.
- Flat roofed areas, including porches, are permissible in the remaining thirty-five (35) percent of floor area under roof, where allowed.

Figure 12: Examples of Acceptable Roofs

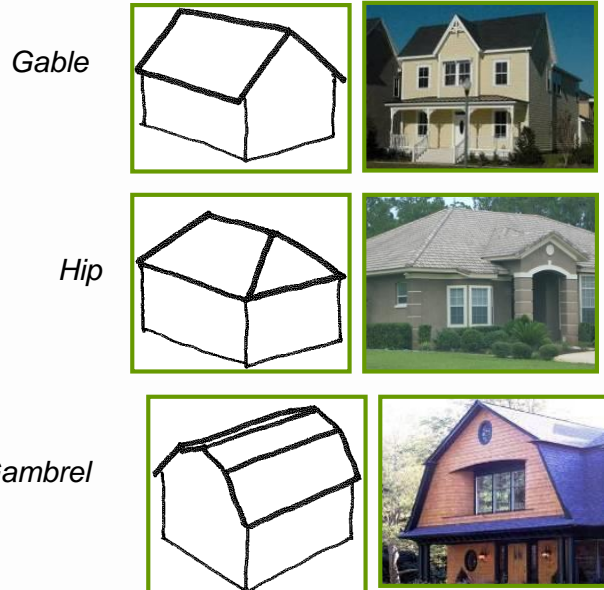
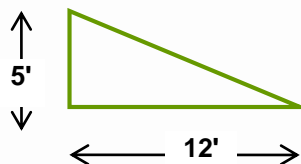


Figure 13: Comparative Examples

Pitched roofs shall have a minimum slope of 5:12 and shall have a minimum overhang of two (2) feet beyond the building wall.

Pitched roofs shall be enhanced by the addition of dormers, belvederes, chimneys, cupolas, clock towers, and similar elements.



Not Allowed: Sloped Roof Less than 65%.



Allowed: Sloped Roof More than 65%.