

Proposal #1, 1/15/04; Staff

AN ORDINANCE AMENDING THE CODE OF ORDINANCES
OF THE TOWN OF NAGS HEAD, NORTH CAROLINA

BE IT ORDAINED by the Board of Commissioners of the Town of Nags Head, North Carolina, that the Code of Ordinances shall be amended as follows:

PART I. That **Article VI General Provisions** be amended by adding **Section 22-272 Residential Design Standards** to read as follows:

- (d) **Residential Architectural Point System.** The architectural design elements listed in the table below have been assigned individual point values. A combination of these elements must be incorporated into the design of each dwelling in order to achieve the minimum required point totals for each dwelling classification. The required specifications for each architectural design element are detailed further in Appendix A - "Town of Nags Head Residential Design Manual."

Town of Nags Head Residential Design Manual – Point Tabulation Form

DESIGN ELEMENT*	FORMULA/NO. OF POINTS POSSIBLE	POINTS
Porches	<i>First Floor Porches – $p1/b1 \times 150 =$ $p1 = \text{perimeter of first floor with porch}$ $b1 = \text{perimeter of first floor}$ <i>Second Floor Porches – $p2/b2 \times 75 =$ $p2 = \text{perimeter of second floor with porch}$ $b2 = \text{perimeter of second floor}$</i></i>	
Dormers (25 points max.)	<i>Hip or Gable – $n \times 5 =$ Shed – $n(10) + L =$ $n = \text{no. of dormers}$ $L = \text{linear ft. past 12'}$</i>	
Coastal Watch Tower (10 points max.)	10	
Roofs	25	
Building Form (40 points max.)	<i>Bump Outs – $f \times 10 =$ $f = \text{façade with required bump outs}$ Combination Base Form = 40</i>	
Siding Materials	<i>Wood Shingles = 25 Simulated Wood Shingles = 12</i>	

DESIGN ELEMENT*	FORMULA/NO. OF POINTS POSSIBLE	POINTS
Misc. Details	<i>Windows = 20</i> <i>Workable Shutters = 15</i> <i>Exposed Rafter Tails = 5</i> <i>Beauty Bands = 5</i> <i>Column Trim = 5</i> <i>Gable Bracket = 5</i> <i>Built-in Railing Benches = 5</i>	
Parking	<i>Number of spaces above required parking (n) = n x 20</i>	
Minimum Required Total Points for Dwelling Category Two (2) and Dwelling Category (3)		15 X Number of Bedrooms.

**Meeting the specifications as indicated in the Town of Nags Head Residential Design Manual*

PART II. That **Chapter 22 - Appendix A – "Town of Nags Head Residential Design Manual"** be amended to read as follows:

(See attached pages)

PART III. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

PART IV. This ordinance shall be in full force and effect from and after the ____ day of _____, 2004.

Robert W. Muller, Mayor

ATTEST:

Town Clerk

APPROVED AS TO FORM:

Town Attorney

Date adopted: _____

Motion to adopt by Commissioner _____

Motion seconded by Commissioner _____

Vote: _____ AYES _____ NAYS

Miscellaneous Details

These details should be applied throughout the design wherever possible and reasonable.

A building may include any of the following:

1. Working Shutters – Shutters should be designed and installed to protect the windows in the event of a storm. Both side and top hinged shutters are part of the desired architectural style; however, rolling shutters are not. The shutters should be a board and batten style.
2. Windows - 75% of the predominate window shape should be rectangular and be double or single hung.
3. Beauty Bands - Beauty bands are horizontal trim details which break up large areas of siding. This trim should be a minimum of eight (8") inches wide and should be at floor level.
4. Exposed Rafter Tails - Exposed rafter tails are the portion of roof rafters which extend beyond the plane of the exterior wall or the porch columns supporting the roof at the eaves. The rafter tails should be seen or exposed to the exterior. They can be constructed of pressure treated or painted material.
5. Porch Column Trim – At a minimum, this should include some type of trim at the top (capital trim) and bottom of the column (base trim). Additional trim can be added at the railing height.
6. Gable Bracket - The gable bracket, at a minimum, consists of a horizontal and a vertical piece of trim aligned with the eave fascia at a gable roof. This trim should be placed at the center of the gable and should mimic the traditional "Life Saving Station" detail.
7. Built-In Railing Benches – Benches should be attached to the floor and/or to the exterior fascia of a deck or porch and should be incorporated as part of the railing structure.

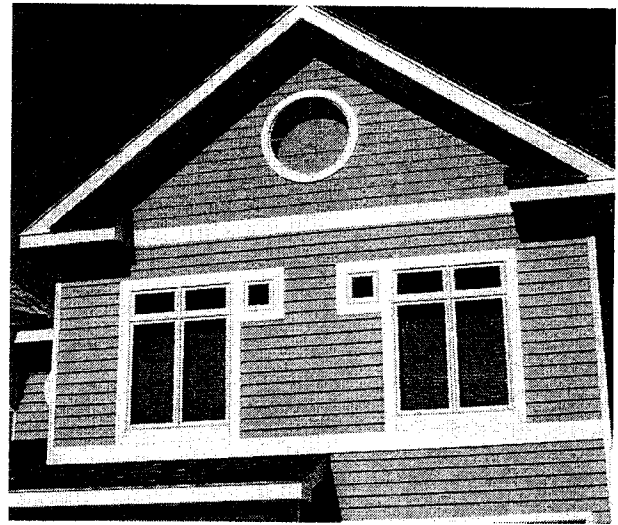
Scoring

For features that meet the required specifications, the following points will be awarded:

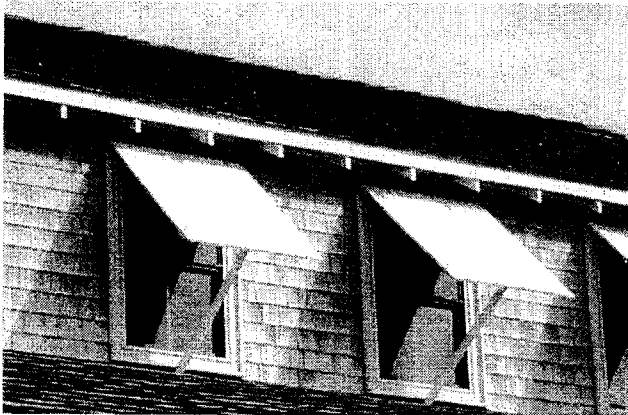
1. Working Shutters – 15 points
2. Windows – 20 points
3. Beauty Bands – 5 points
4. Exposed Rafter Tails – 5 points
5. Porch Column Trim – 5 points
6. Gable Bracket – 5 points
7. Built-In Railing Benches – 5 points



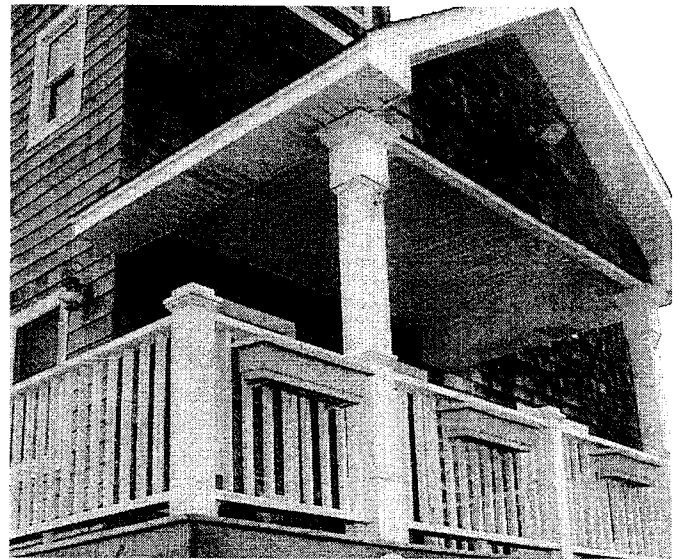
Working Shutters (side hinge)



Beauty Bands



Working Shutters (top hinge)



Porch Column Trim



Exposed Rafters



Gable Bracket



Built-In Railing Benches

Town of Nags Head Residential Design Manual – Point Tabulation Form

The architectural design elements listed in the table below have been assigned individual point values. At the discretion of the Applicant, a combination of these elements must be incorporated into the design of each dwelling in order to achieve the minimum required point totals. To calculate the required points, multiply the number of bedrooms by fifteen (15). Please refer to the *Town of Nags Head Residential Design Manual* for a description of each design element and their required specifications. This document can be obtained from the Planning and Development Department (252-441-7016) or can be downloaded at the Town website (www.townofnagshead.net). Points will also be awarded for each parking space that is provided above the minimum required number of spaces. This calculation is included in the table below.

DESIGN ELEMENT*	FORMULA/NO. OF POINTS POSSIBLE	POINTS
Porches	<p>First Floor Porches – $p1/b1 \times 150 =$ $p1 = \text{perimeter of first floor with porch}$ $b1 = \text{perimeter of first floor}$</p> <p>Second Floor Porches – $p2/b2 \times 75 =$ $p2 = \text{perimeter of second floor with porch}$ $b2 = \text{perimeter of second floor}$</p>	
Dormers (25 points max.)	<p>Hip or Gable – $n \times 5 =$ Shed – $n(10) + L =$ $n = \text{no. of dormers}$ $L = \text{linear ft. past 12'}$</p>	
Coastal Watch Tower (10 points max.)	10	
Roofs	25	
Building Form (40 points max.)	<p>Bump Outs – $f \times 10 =$ $f = \text{façade with required bump outs}$</p> <p>Combination Base Form = 40</p>	
Siding Materials	<p>Wood Shingles = 25 Simulated Wood Shingles = 12</p>	
Misc. Details	<p>Windows = 20 Workable Shutters = 15 Exposed Rafter Tails = 5 Beauty Bands = 5 Column Trim = 5 Gable Bracket = 5 Built-In Railing Benches = 5</p>	
Parking	Number of spaces above required parking (n) = $n \times 20$	
Minimum Required Point Total for Dwelling Category Two (2) and Dwelling Category Three (3)		15 X Number of Bedrooms

*Meeting the specifications as indicated in the Town of Nags Head Residential Design Manual

Nags Head Residential Design Manual

Residential Design Manual – Point Tabulation Form

Project: Example

Location:

DESIGN ELEMENT*	FORMULA/NO. OF POINTS POSSIBLE	POINTS
Porches	<p>First Floor Porches – $p1/b1 \times 150 =$ $p1 = \text{perimeter of first floor with porch}$ $b1 = \text{perimeter of first floor}$</p> <p>Second Floor Porches – $p2/b2 \times 75 =$ $p2 = \text{perimeter of second floor with porch}$ $b2 = \text{perimeter of second floor}$</p>	<p>59</p> <p>0</p>
Dormers (25 points max.)	<p>Hip or Gable – $n \times 5 =$ Shed – $n(10) + L =$ $n = \text{no. of dormers}$ $L = \text{linear ft. past 12'}$</p>	25
Coastal Watch Tower (10 points max.)	10	10
Roofs	25	25
Building Form (40 points max.)	<p>Bump Outs – $f \times 10 =$ $f = \text{façade with required bump outs}$</p> <p>Combination Base Form = 40</p>	<p>0</p> <p>40</p>
Siding Materials	<p>Wood Shingles = 25</p> <p>Simulated Wood Shingles = 12</p>	25
Misc. Details	<p>Windows = 20</p> <p>Workable Shutters = 15</p> <p>Exposed Rafter Tails = 5</p> <p>Beauty Bands = 5</p> <p>Column Trim = 5</p> <p>Gable Bracket = 5</p> <p>Built-In Railing Benches = 5</p>	<p>20</p> <p>15</p> <p>0</p> <p>5</p> <p>5</p> <p>0</p> <p>0</p>
Parking	Number of spaces above required parking (n) = $n \times 20$	0
Minimum Required Point Total for Dwelling Category Two (2) and Dwelling Category Three (3)		15 X Number of Bedrooms
Total Points		229

*This manual was prepared with the assistance of Cahoon and Kasten Architects located in Nags Head North Carolina.