



# City of Aurora, Ohio

## ARCHITECTURAL BOARD OF REVIEW

### RESIDENTIAL GUIDELINES

#### **RESIDENTIAL PROJECTS**

These guidelines endeavor to protect an important aspect of the economic base of the City of Aurora by preventing the destruction of the natural environment and to enhance property values by controlling design, material types and architectural elements. This unique character is encouraged and controlled.

#### **Exposed Foundations:**

All exposed foundations shall be constructed of brick or stone materials which give a permanent dimensional appearance on all sides. All exterior materials shall be approved by the Architectural Board of Review. *Exception: All exposed foundation materials for additions and accessory buildings over 150 square feet shall match the existing residence.*

#### **Chimneys:**

All fireplace chimneys, including direct vent, which project through the roof shall be constructed of brick or stone materials. *Exception: direct fireplace venting through a wall shall be located at the rear of the residence.*

#### **Stacks:**

Any stack with a diameter of six inches (6") or greater which extends through the roof must be enclosed with an acceptable chimney facing material that gives the appearance of brick or stone. Vinyl and aluminum are not acceptable means of wrap or enclosure. All stacks must be installed on the rear side of the roof ridge.

#### **Windows:**

Windows are required on all elevations of a residence. If windows on the front elevation have muntins and/or shutters, the side windows shall also have muntins and/or shutters to match. If the front windows have wide casings, then the side windows shall also have wide casings. All windows without shutters shall have a four inch (4") wrap. Glass block is not permitted on front elevations. The Architectural Board shall have the right to reject glass block windows on other elevations if the windows are considered too large.

**Bay Windows:**

All bay window projections located on the first floor of the front elevation should extend to grade and must have the appearance of a solid foundation. A bay window projection on the side or rear elevations can be cantilevered. All bay windows shall have a metal, copper clad, or standing-seam roof that will complement the overall structure.

**Bow Windows:**

All bow window projections located on the first floor of the front elevation should extend to grade and must have the appearance of a solid foundation. A bow window that projects more than two feet (2') must bear on a foundation.

**Overhead Doors:**

All garages must have doors and the colors shall complement the residence. Garage doors shall not appear on the front elevation. *Exception: The Architectural Board may approve front elevation garages for hardship reasons. Items of hardship shall include, but are not limited to, a narrow lot, a ravine, or large trees.*

**Skylights:**

Skylights shall not be visible from the street.

**Exterior Wall Materials and Style of Architecture:**

All exterior wall materials and the style of architecture shall be approved by the Architectural Board. Residences of an established traditional style shall have all materials, colors, roof pitches, windows, architectural details and proportions consistent with that particular style as approved by the Architectural Board. A change in exterior wall materials from the front elevation to the sides must wrap a minimum of two feet (2') around the corners and onto the sides. The use of exterior insulating finishing systems (E.I.F.S.) as a siding material must be no more than a nominal portion of the total exterior and only as approved by the Architectural Board.

**Additions to Existing Residences:**

All additions shall match the materials, colors, roof pitch, windows and architectural style of the existing residence. Any color or material on an addition shall require all remaining areas on the house and all appenditures to match the new addition within a year of the Architectural Board approval. *Exceptions: as approved by the Architectural Board.*

**Accessory Buildings (Larger than 150 Square Feet):**

Any accessory building within 50 feet of a residence or visible from the right-of-way shall match the colors, materials and architectural style of the residence. Accessory buildings 400 square feet or less must have the appearance of a solid foundation. Accessory buildings over 400 square feet must have a solid foundation as required by the Ohio Building Code.

All exposed foundation materials for accessory buildings over 150 square feet shall match the residence.

**Accessory Buildings (150 Square Feet or Smaller):**

Any accessory building 150 square feet or less shall match the materials, colors, and architectural style of the residence. These structures will not require a review by the Architectural Board.

**Three-Season Rooms:**

All three-season rooms shall match the materials, colors, and architectural style of the residence. All three-season rooms shall have the appearance of a solid foundation.

**Note: Exceptions to these guidelines may be made at the discretion of the Architectural Board of Review.**