

ARCHITECTURAL DESIGN STANDARDS

**There are four home site types within The Settings of Black Mountain:
The Cottages; The Park Setting; The Estate and The Grand Estate**

Upon annexation of The Settings into the Town of Black Mountain the setback requirements as referenced in the Town of Black Mountain Zoning and Regulations for an R-10 Residential District shall become applicable as referenced below. Guidelines are stated from the version of said document dated 3/04. Modifications and Revisions by the Town may occur and it is the responsibility of the Property Owner/Builder to obtain and review the most current reprint version prior to starting the home planning process.

SETBACK REQUIREMENTS

Front: 30 ft. minimum Side: 10 ft. minimum Rear: 20 ft. minimum

Note: Front Setbacks are measured from the back of the curb to the closest edge of the Structure.

Note: Corner lot home sites may have additional site specific setback requirements.

Note: Maximum Setback Standards will be site specific and must require Settings of Black Mountain Design Review Board approval.

Note: Lots having frontage on two streets have additional setback requirements.

THE SETTINGS OF BLACK MOUNTAIN SQUARE FOOTAGE REQUIREMENTS

Note: 1 ½ story homes are considered to be multi-story homes.

Cottages: Minimum floor area for single-story home: 1200 sq. ft.
Minimum floor area for multi-story home: 1000 sq. ft. on first floor
1600 sq. ft. total/2 levels.

Park Setting: Minimum floor area for single-story home: 1600 sq. ft.
Minimum floor area for multi-story home: 1400 sq. ft. on first floor
2000 sq. ft. total/2 levels.

Estate: Minimum floor area for single-story home: 2400 sq. ft.
Minimum floor area for multi-story home: 1600 sq. ft. on first floor
2600 sq. ft. total/2 levels.

Grand Estate: Minimum floor area for single-story home: 3000 sq. ft.
Minimum floor area for multi-story home: 2000 sq. ft. on first floor
3000 sq. ft. total/2 levels.

DRB reserves the right to reduce minimum floor areas and/or garage requirements on home sites for reasons of topography or lot dimensions at their discretion.

DESIGNATION OF SETTINGS LOTS BY LOT TYPE NAME

Settings lots were designated as a Lot Type Name by the Developer for the purpose of specifying minimum square foot building requirements.

The designations were made on approximate lot size irrespective of which development Phase (I, II, or III) the lot is located.

The Lot Type Names are:

Cottage home sites	(approx. 0.2 acres)
Park Setting home sites	(approx. 0.4 acres)
Estate home sites	(approx. 0.6 – 1.3 acres)
Grand Estate home sites	(approx. 10 acres)

The following Lots are in each category:

I. Cottage

- a. 1 – 11
- b. 14-24
- c. 39-44
- d. 53-68
- e. 130-137
- f. 179-209
- g. 254
- h. 270-290

II. Park Setting

- a. 25-29
- b. 109-120

III. Estate

- a. 30-38
- b. 45-50
- c. 69-87
- d. 95-107
- e. 121-129
- f. 143-155
- g. 160-177
- h. 210-253
- i. 255-262
- j. 264-268
- k. 3A1-3A7

IV. Grand Estate

- a. 156-159