

NORWOOD VILLAGE ACC GUIDELINE ON 1 ½ STORY HOUSE ON FLAT LOT

Approved at the Norwood Village Annual Meeting January 7, 2017

A 1 ½ story house on a flat lot will be defined as follows: The square footage of the upper floor will be no more than 50% of the square footage of the 1st floor, not counting the garage. This will be calculated using both habitable and uninhabitable floor space where the ceiling is 7'6" or higher. It will also include double height areas such as stairwells, entries and vaulted ceilings.

The front façade shall not be more than twice the height of the first floor at any location measured from first floor finish floor elevation to second floor finish floor elevation.

Not more than 50% of the front façade can be extended above the first floor roof. The intent of the front façade scale is to maintain a single story appearance with only minimal extensions that may form a 1.5 or two story element; with the single story element remaining dominant"