

## **Appendix A – Modern Farmhouse Architectural Elements**

The appearance of the overall development is proposed “modern farmhouse” that is intended to have similar materials of surrounding residential units. This includes the following materials: board and batten, manufactured stone, and other similar materials that have a residential appearance. This architectural vernacular uses materials that are monotone, easy to clean and wear well over time without rot or color fade.

### **Variation from Base Zoning (Subdistrict B: Commercial, SC Base Zoning).**

The commercial and multifamily portions may use a design style that is consistent with “modern farmhouse”. These materials are unique and timeless. The style uses building materials that are softer in appearance (more accepting to the patron than say for instance, brick or concrete, which are perceived as colder and harder materials) and monotone in color (making for a more pleasing commercial or residential experience). This has a benefit to the development and nearby residents: the style is consistent with the residents’ homes in the immediate area and this style lends well to using various timeless outdoor site features (more festive) that are consistent with this style (arbors, patios, heavy timber lighting, etc).



Modern Farmhouse Style – Example 1





Modern Farmhouse Style – Example 1



Modern Farmhouse Style – Example 3





Modern Farmhouse Style – Example 4



Modern Farmhouse Style – Example 5





Modern Farmhouse Style – Example 6



Modern Farmhouse Style – Example 7



Modern Farmhouse Style – Example 8

Building materials that are specific to “modern farmhouse” include board and batten, natural stone CMU cladding, faux wood composite veneer: all materials that are long lasting, commercial grade, easy to maintain and do not fade or rot.





Example of prefinished aluminum batten board



Example of faux wood cladding

The commercial portion may implement open space in the form of a water feature. By doing so, the quality of this feature must use techniques and development standards that deviate from the existing development standards. The intention is to provide a unique dining experience (if a water feature is implemented) that will extend the indoor space into the outdoors.



Example of deck-over water feature



Example of extending the indoor space to the outdoors