

Architectural Requirements & Specifications – Paint, Roofing & Vinyl Siding Information

The following architectural requirements are based on the North Londonderry Township Zoning Code June 2000 (referenced as Z..) and Covenants for The Oaks of North Londonderry Township Homeowners Association, adopted December 6, 1995, amended April 17, 1996, August 14, 1997 and May 25, 2005 (referenced as H..)

Building Plans Approval

No building shall be erected, placed or altered until the constructions plans and specifications have been approved by the Architectural Committee as to quality of workmanship and materials, harmony of external design and colors with existing structures, and location with respect to topography and finished grade elevation. (H 5.02)

Failure to obtain approval prior to implement exterior modifications will result in the violation being noted on the Resale Certificate, should the property be offered for sale in the future.

Homeowners are responsible for obtaining Building Permits (Township Office – 838-1373) and contacting the Underground Utilities Hotline at 800-242-1776 prior to digging.

Above ground structures – All including but not limited to patios, porches, tennis courts, basketball courts and related structures, tool storage and garden sheds, swing sets, fences, wall, garages, greenhouses or other out buildings, attached or unattached, or any other above-ground improvement structure, shall not be constructed without prior written approval of the Architectural Committee.

No separate or detached structures in front yards, and shall not be permitted within seven feet of side or rear lot lines (Z 103.80)

Swing sets approved by the Committee must be to the rear of the house and not closer than ten (10) feet from the rear property line and fifteen (15) feet from the side property line. Swing sets are not permitted on the street side of the dwelling (H 5.07)

Temporary Structures - see Temporary Structures

Drainages and Easements – Certain lots are subject to easements for managing storm water. (H 4.01) All lots are subject to easements for present and future utilities (H 4.02) See Architectural Committee for plot plan.

Doghouses, livestock and poultry

Cannot be raised, bred, or kept on any lot, except that dogs, cats or other household pets may be kept but not for commercial purposes. However, they may not be maintained outside of the residence. No doghouse or other constructed dwelling for the pet may be maintained outside homes. Pets shall be properly confined, meaning on a leash when outside. Barking dogs left outside shall not be permitted. (H 6.11)

Exterior Changes after Occupancy

Any erection of a structure (including but not limited to fences, walls and mailboxes) any addition or alteration to the exterior of a structure, or change to color or finish shall not be done until plans and specifications have been submitted and approved in writing. If the Board or Architectural Committee fails to respond in thirty (30) days, approval will not be required. (H5.11) No building blocks in exterior walls above grade. (H6.04) No composite wood sidings will be permitted (H 6.05 (b))

Fences – Unless otherwise regulated, fences, walls and hedges may be permitted. However, no fence, wall or hedge along the side of front edges shall be over thirty (30) inches in height and shall not obstruct visibility. A fence in the front yard may be up to forty-eight (48) inches in height if seventy-five percent (75%) of the fence area is open (Z103.85) No fences or walls shall be erected along or with fifteen (15) feet of any property line of any lot without the Architectural Committee written approval who shall control the height and adequate openings of same to as not to block the view and air of adjoining lot owners. (H 5.08)

Landscaping

No trees shall be planted in the street right of way, which is seven and one-half (7.5) feet behind the face of the curb. (H 6.22)

All trees planted within 10 feet of the right of way shall be of a variety specified by the Architectural Committee (H 5.09)

Property owners cannot plant anything near an intersection that impedes a driver's vision. Clear sight triangles at intersections are required, with no vision-obstructing objects, other than utility poles permitted above the height of 30 inches. (Z 103.84) An illustration of clear sight requirements is available from the Township. (Fall 2001 Newsletter, Vol 9, No.2)

- No trees close than thirty-five (35) feet from a street corner.
- No plants shall be planted at any street sign that interferes with a driver's ability to see that sign.
- Tree and other plants shall be trimmed to a height of no less than twelve and one-half (12.5) feet over an street, or be less than eight (8) feet in height over any sidewalk.

Common property – landscaping must be approved, and Home Owners Association has no responsibility if damaged.

None allowed in drainage or utility easements.

Patios – Patios, paved terraces, decks or open, unroofed structures shall be no closer than five feet to any lot line and not greater than five feet above finished grade. (Z 103.82A) Projecting architectural features, such as bay windows, fireplaces, etc cannot extend more than five feet into any yard nor closer than three feet to lot lines. Canopies, or other roofs are subject to lot line from the edge of the roof. (Z 103.82B)

Stairs, landings and decks can be no closer than 5 feet to lot lines (Z 103.82C)

Open balconies, not supported on the ground, are acceptable providing they do not extend more than five feet into the yard nor closer than three feet to a lot line (Z 103.8D)

However, if the intent of constructing a patio is to enclose it, then it must meet the R-3 Setback requirements.

Setback Requirements – R3 (High Density Residential Districts)

Residence	Front yard	Side yard	Rear Yard	Reference
Single family detached	30	10	25	Z 103.36
2-Family semi-detached	30	10	20	Same
Townhouse	25	15	25	Z 103.34

Swing sets – see Above Ground Structures

Temporary Structures – No structure of a temporary character shall be used as a residence, either temporarily or permanently. (H 6.03)

Commercial Enterprises. No store, business, office or commercial enterprise shall be maintained or operated in any private residence whether or not such use would be maintained or operated in any private residence and whether or not such use would be permitted in any zoning district of North Londonderry Township. An office may be permitted if such permission is granted, in writing, by the Architectural Control Committee and such office does not cause a visible change to the exterior residential character of the Lot. (H 6.02)

Signs. No signs of any kind shall be displayed to the public view on any Lot except one professional sign of not more than two (2) square feet or one sign temporarily advertising the property for sale or rent, or signs used by a builder or developer to advertise the property during the construction and sales period.