



Town of Manalapan

Architectural Design Guidelines for the Architectural Commission

Single-Family Neighborhoods

Purpose and applicability. The intent of the Code is to protect the character of the Town of Manalapan while encouraging exceptional architectural design that relates and responds to the unique coastal landscape and quality of our municipality. By preserving and enhancing the community character, the Zoning Code safeguards both the individual property values and the quality of life that best serves the collective resident interest.

Design Review Standards

The Architectural Commission shall review each of the following items of an application:

1. Aesthetics
2. Architectural compatibility with neighboring properties and uses.
3. Architecture
4. Colors
5. Building and building components including but not limited to:
 - a. Accessory structures
 - b. Arcades, loggias, and other similar covered areas
 - c. Front entrances
 - d. Building height
 - e. Building materials, texture, fenestration, and surfaces
 - f. Building openings (including privacy for neighboring properties)
 - g. Building facades and ornamentality
 - h. Building rooflines
 - i. Design
 - j. Lighting
 - k. Parking, paved surfaces, and hardscapes
 - l. Signage

ARCOM Review Guidance

1. Whether the proposed building or structure is not, in its exterior design and appearance, of inferior quality such as to cause the nature of the local environment to materially depreciate in appearance and value.
2. The proposed building or structure is not excessively similar to any other structure existing or for which a permit has been issued or to any other structure included in the same permit application within 200 feet of the proposed site in respect to one or more of the following features of exterior design and appearance:
 - m. Apparently visibly identical front or side elevations;
 - n. Substantially identical size and arrangement of either doors, windows, porticos or other openings or breaks in the elevation facing the street, including reverse arrangement; or
 - o. Other significant identical features of design such as, but not limited to, material, roof line and height of other design elements.
3. The proposed building or structure is not excessively dissimilar in relation to any other structure existing or for which a permit has been issued or to any other structure included in the same permit application within 200 feet of the proposed site in respect to one or more of the following features:
 - a. Height of building or height of roof.
 - b. Other significant design features including, but not limited to, materials or quality of architectural design.
 - c. Architectural compatibility.
 - d. Arrangement of the components of the structure.
 - e. Appearance of mass from the street or from any perspective visible to the public or adjoining property owners.
 - f. Diversity of design that is complimentary with size and massing of adjacent properties.
 - g. Design features that will avoid the appearance of mass through improper proportions.
 - h. Design elements that protect the privacy of neighboring property.
4. Whether the amount and arrangement of open/green space or unimproved areas are appropriate to the design, function and location in relationship to the function of the structures and surrounding properties.
5. Whether the proposed lighting provides for safe movement of persons, and vehicles, provides security, and minimizes glare and reflection on adjacent properties.
6. Whether the proposed material palette is harmonious with the surroundings and of a native vernacular language. For instance, limestone or coquina is a naturally occurring stone material in South Florida that can be seen on a number of historical residences throughout the region.

7. Whether the proposed materials are of high quality, emphasize the architectural features, and are not of a highly reflective nature as to negatively impact surrounding neighbors.

Context

The Architectural Commission shall review an application for a project in the context within an area that includes both sides of the street, on the block where it is located and surrounding properties. It shall be required that the Commission is supplied with photographs showing both sides of the street where the structure and/or improvements is to be located for review. The architectural context of an area includes the height, scale, massing, separation between buildings and style, in regard to how buildings and structures relate to each other within a specified area. Architectural context allows for differences in height, scale, massing, and separation between buildings when such differences contribute to the overall harmony and aesthetic of an area.

Color

Refer to the Pre-approved Paint colors for the building's body and trim. These neutral colors can be administratively approved without waiting for ARCOM approval. To do so, you will need to file a paint permit at Town Hall.

The Architectural Commission currently reviews all changes to exterior paint colors for homes including but not limited to: main building body paint color, trim and accent paint colors, material colors such as driveways and any applied stone, tile, wood or brick work.



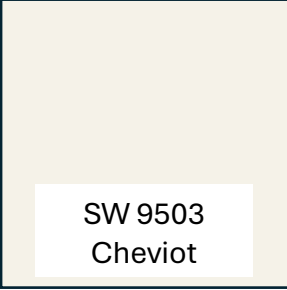
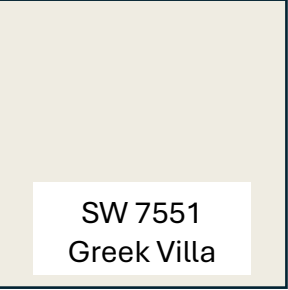


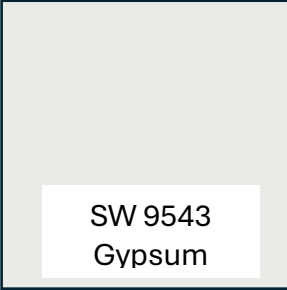

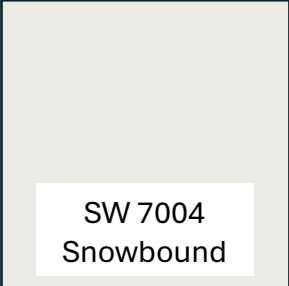
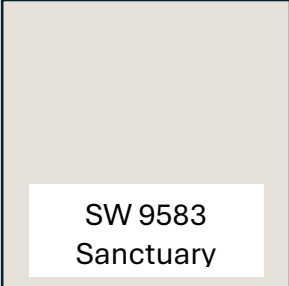
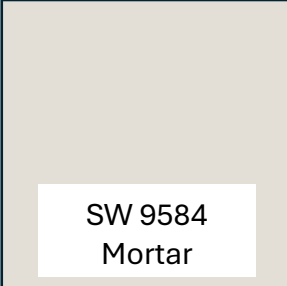

1. Bright hues and primary colors shall not be permitted on structures
2. Colors should be harmonious with their surroundings
3. No one color may be applied to the entire structure; there should be at a minimum one main body color and one trim color
4. The color palette should be restrained; no more than four different paint colors should be applied to a structure

Misc.

Exterior light fixtures should be utilized for both site lighting as well as enhancing the overall design of the home. Consideration should be given to not only the way the fixture looks and shines at nighttime but also the appearance during the day when no light is being emitted. Wall-mounted sconce type fixtures should be used practically around the residence's façade. The scale and design of the fixture should blend with the home's character. For light fixtures installed inside of the front, rear or side setbacks (for example on driveway entry columns or perimeter walls) the scale and proportion should not exceed one-third of the height of the element it is being mounted to. Similarly, house numbers should be appropriately scaled so as not to overpower the home's façade.

Pre-approved Paint Colors (Body)

All colors names/codes are Sherwin Williams, however, any manufacturer can be used as long as the color matches the color swatch on the approved color chart.

 <p>SW 9541 White Snow</p>	 <p>SW 9504 Cold Foam</p>	 <p>SW 9503 Cheviot</p>	 <p>SW 7551 Greek Villa</p>
 <p>SW 7008 Alabaster</p>	 <p>SW 9542 Natural White</p>	 <p>SW 9543 Gypsum</p>	 <p>SW 9582 White Sand</p>
 <p>SW 7004 Snowbound</p>	 <p>SW 9583 Sanctuary</p>	 <p>SW 9584 Mortar</p>	 <p>SW 6147 Panda White</p>

Pre-approved Paint Colors (Trim)

 <p>SW 7005 Pure White</p>	 <p>SW 7102 White Flour</p>	 <p>SW 9165 Gossamer Veil</p>	 <p>SW 7065 Argos</p>
 <p>SW 7660 Earl Grey</p>	 <p>SW 7067 Cityscape</p>	 <p>SW 6257 Gibraltar</p>	

Pre-approved Roof Materials

Concrete Tile (Flat)



Above style in neutral colors. Neutral colors shall mean muted shades lacking saturation

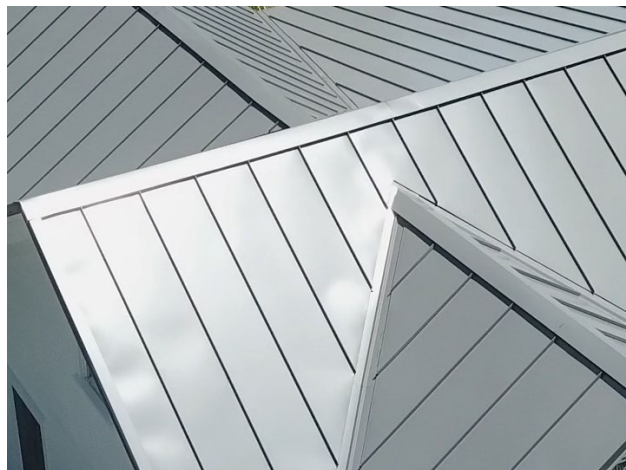
Concrete Tile (Barrel and "S"-style)



Above style in neutral colors. Neutral colors shall mean muted shades lacking saturation

Pre-approved Roof Materials

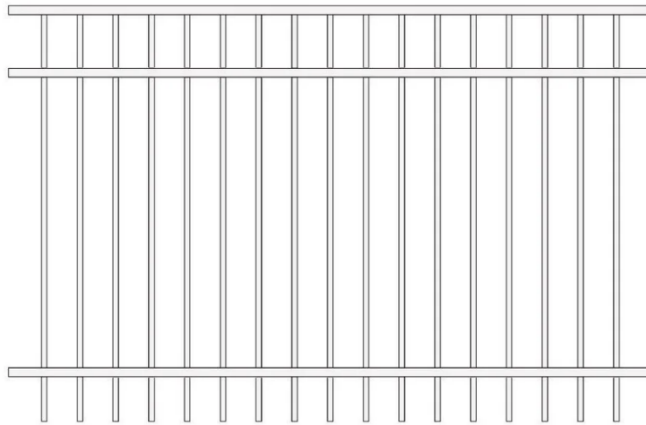
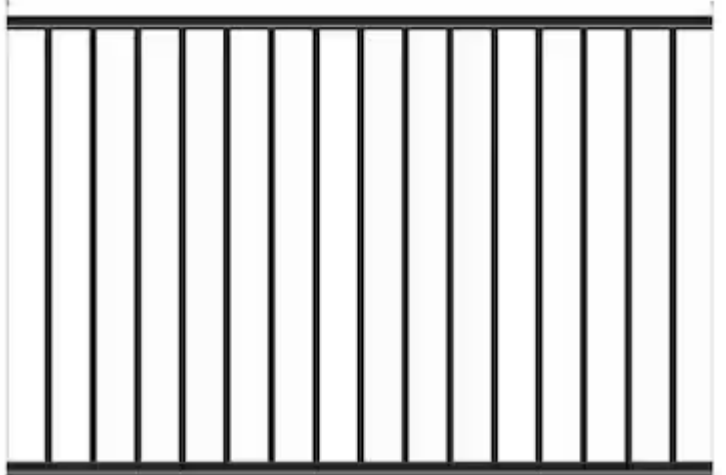
Metal (Standing Seam)



Above style in Silver, Grey, Black or Brown

Pre-approved Fence Styles

Aluminum Fencing



Above styles in Black, Bronze or White finish

Please be advised, all fences shall be and remain substantially landscaped and sight screened

Pre-approved Hedge Materials



Podocarpus



Southern red cedar



Red Tip Cocoplum



Dwarf Yaupon Holly



Florida Privet



Seagrape

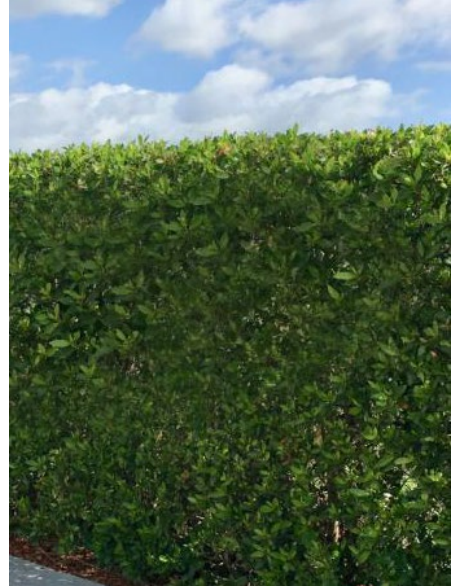
Pre-approved Hedge Materials



Clusia



Green Island Ficus



Green Buttonwood

Pre-approved Driveway Materials

Concrete Pavers



Above style in neutral colors. Neutral colors shall mean muted shades lacking saturation