

Appendix A: Rules for Residences, Additions, Exterior Modifications.

This Appendix provides information needed when planning to build a new Residence, construct an addition to an existing Residence or make other exterior modifications to an existing Residence. A checklist of documents needed to submit an Application is provided under each type of project. Capitalized terms used herein are defined in Section D of the ACC Rules & Procedures.

As always, an Owner is encouraged to consult with:

- the City of Madison for zoning, building, and permitting information and requirements.
- the ACC Chair for guidance, input, and assistance prior to assembling and submitting an Application.
- Neighboring Lot Owners to gauge support and hear and proactively address any concerns.

NEW CONSTRUCTION/REPLACEMENT RESIDENCE. All lots in the original Walnut Grove plat and all subsequent Additions shall primarily be used for residential purposes only. Except where noted in the original covenants, each lot is zoned for the construction of a single-family dwelling having one garage with the capacity for two or three vehicles that must be attached to the Residence. Plans for the construction of a new or replacement Residence must be reviewed and approved by the ACC prior to the commencement of any work.

ADDITIONS, EXTERIOR MODIFICATIONS. Any alteration or change to the original approved building footprint (such as the addition of one or more rooms or spaces with a new foundation or built as a cantilevered section, or the addition of a partial or full upper story) or alteration or change to the existing elevations (such as changes in siding or other building materials, addition or elimination of doors and/or windows) must be reviewed and approved by the ACC prior to the commencement of any work. For any Lot where alterations are extensive enough that the work might be considered a “tear down” refer to the rules guiding new construction/replacement Residences.

- 1) **Covenants.** No buildings or structures may be erected or placed on any Lot in Walnut Grove, nor shall any existing structure have its exterior dimensions or materials altered without approval by the ACC. No construction of a new or replacement Residence or addition or exterior modification may commence without prior approval by the ACC.
- 2) **Minimum Square Footage.** These requirements for minimum square footage for new construction/replacement Residences are listed specifically in the Covenants for the original Plat and Additions, as follows:

Plat/Addition	Lots	House Styles	Min Sq Ft*
Walnut Grove	1-58	Single story, raised ranch, or split level	1650

		Two story	2000 (1000)
Foxboro Addition	59-64	Single story, raised ranch, or split level	1450
		Two story	1900
	66-77 85-114	Single story or raised ranch	1650
		Two story	2000 (1000)
Oxwood Addition	121, 130-131 148-151	Single story or raised ranch	1500
		Two story	2000
	122-129 132-147	Single story or raised ranch	1650
		Two story	2000 (1000)
Harwood Addition	155-201	Single story or raised ranch	1650
		Two story	2000 (1000)
Farmington Addition	202-222	Single story, raised ranch, or split level	1650
		Two story	2000 (1000)
	223-241	Single story, raised ranch, or split level	1650 (1488)
		Two story	2000 (1000)
Park Addition	248-252	Single story, raised ranch, or split level	1650 (1488)
		Two story	2000 (1000)
South Park Addition	253-265	Single story or raised ranch	1450
		Two story	2000 (1000)
Westfield Addition	266-311	Single story or raised ranch	1450
		Two story	2000 (1000)

* Figures in Parentheses "()" indicate the minimum square footage requirement for the main level of the Residence.

3) **Side Yard Setbacks.** Residence, addition and attached Garage must be located a minimum of eight (8) feet from an interior lot line. Owners must consult with the City

of Madison for additional front and rear yard setbacks, as well as setback adjustments for corner lots or other unique conditions.

- 4) **Garages.** Garages must be attached and contain two or three vehicle spaces. Detached Garages are not permitted.
- 5) **Maximum Height.** Two and one-half story maximum height (35 feet), measured from the proposed finished grade adjacent to the first floor.
- 6) **Materials and Design.** No Residences with identical exterior elevations shall be built on adjacent Lots.

Documents Needed for Application – New Construction/Replacement Residences, Additions, Exterior Modifications	
a.	Completed ACC Application Form. Review will not begin until the Application is submitted and deemed complete by the ACC. For more information, see paragraphs G-I of the ACC Rules and Procedures.
b.	<p>Drawings. Construction of a new or replacement Residence, addition or certain exterior modifications requires a set of construction drawings for review and approval by the City. These drawings must also be reviewed by the ACC.</p> <p>i. Plot Plan. A Site Plan drawn to scale (City of Madison recommends 1"=20' or 1"=16') should be provided and show the measurements of the Lot, Residence or addition and attached Garage, and any other site improvements to be constructed including driveways, decks, patios, porches, and retaining walls. It should also indicate the distance from the Residence or addition to the Lot lines, and the position of any relevant structures on neighboring Lots. Additionally, the Plot Plan for new Residences must show Floor Elevation of the Residence with respect to Street Elevation.</p> <p>ii. Elevation Drawing(s). At a minimum, for a new Residence an Elevation Drawing for any side of the Residence facing a street should be provided. For an addition or exterior modification, Elevation Drawings for any sides of the Residence impacted by the addition (i.e.: where the addition can be seen) should be provided. Drawings of other elevations may be required by the ACC for a given project. The drawings may also indicate the materials to be used to satisfy the materials requirement outlined under c. below.</p> <p>iii. Blueprints/Construction Drawings. In lieu of items b.i., b.ii. and c., a full set of blueprints/construction drawings may be submitted, either in hardcopy or in a commonly accessible digital format such as a PDF file.</p>
c.	Materials. A description of the materials to be used including but not limited to information on the types of wall finishes, doors, windows, roof cover, and trim, if any, to be installed should be provided unless this information is indicated on the Elevation Drawings requested under b.ii. above.
d.	Builder. The name and contact information for the builder to be hired by the Owner.
e.	Timeline. The proposed start and completion dates for the construction.