

8 DWELLING SIZE

The minimum square footage of living area shall be exclusive of basements, porches, breezeways, terraces, garages and the like.

a. SINGLE LEVELS

A single level building shall have at least 1400 square feet.

b. ONE AND ONE-HALF STORY

A one and one-half story dwelling shall have not less than 1500 square feet with a minimum of 950 square feet on the ground floor.

c. TWO STORY

A two-story dwelling shall have not less than 1600 square feet with 800 square feet on the ground floor.

d. BASEMENTS

Basements or any story to any building under or partially underground shall not be computed in determining square footage.

e. OTHER TYPE

Split level or split foyer houses or other unusual designs shall be considered on a case by case basis and must be approved by the Committee.

f. CONTROL

These provisions are not an absolute requirement, but are for guidance and control by the Committee.