

1. A minimum, mandatory two-stall garage, not to exceed nine hundred (900) square feet shall be required prior to the issuance of a certificate of occupancy from the City of Gilbert. Additional square footage may be granted if additional design standards are proposed for the development.
2. Accessory Buildings. Accessory buildings, which are defined as a subordinate building located on the same lot with an existing principal building, shall not occupy more than thirty (30) percent of the rear-yard.
3. Detached garages located behind the principal structure but accessible from the street should be considered accessory structures and should be consistent with the architecture and design of the principal structure. Consistency of design includes use of the same or compatible siding, roofing, trim, and colors.

Building Development Standards

1. Housing styles and building elevations shall be subject to the review and approval of the Lake Ore Be Gone Design Group. The Lake Ore Be Gone Design Group shall consist of the City Clerk, Zoning Administrator and Chair of the Planning Commission. If a majority vote can not be reached on a submitted housing style and/or building elevation, the application shall be forwarded to the Planning Commission.
2. The Lake Ore Be Gone Design Group shall administer all required certificate of compliance certificates for this development. A certificate of compliance is required for all lots within the development. The purpose, outline and schedule of the certificate of compliance is outlined within each development agreement for Lake Ore Be Gone.
3. Compliance with Design Guidelines shall be enforced within the Lake Ore Be Gone Development. Specific requirements shall include:
 - a. Conformance with a color palate consisting of earth-tone colors
 - b. Natural stone and/or brick shall be required for a minimum of twenty percent (20%) of the front façade.
 - c. Roof pitches shall complement the building style of the principal structure and have design and scale that are complementary to the surrounding dwellings.
 1. Generally, roofs should have a pitch that is consistent with and supportive of local architectural styles.
 2. Roofs should have dormer, gables, or similar variations in roof planes in order to break up the roof mass.

4. Only single-family units shall be permitted within the Lake Ore Be Gone Development.
5. A minimum of two (2) ornamental trees with a minimum dimension of two (2) caliber inches shall be required to be planted prior to receiving a certificate of occupancy from the City of Gilbert. A list of ornamental trees shall be provided by the City of Gilbert.
6. Parking of one (1) recreational motor vehicle of no more than twenty-six (26) feet shall be allowed.
7. Final landscaping seed or sod shall be required at the time of a certificate of compliance.
8. Driveways shall be concrete, bituminous or brick at the time of the issuance of certificate of compliance.

The ordinance shall also constitute a notice of completion of such proceedings as required by Section 12.07 of the Gilbert City Charter, and this document shall be filed with the St. Louis County Recorder in accordance with applicable law.

City of Gilbert

Dated: _____

By: _____
Mayor Don Bellerud

Attest: _____
Michael Darrow, City Clerk