Gutters, Downspouts, and Sump Pumps

General Considerations

The design, color and location of gutters and downspouts must be compatible with the architecture and colors of the house.

No application is required for the replacement of existing approved gutters and downspouts of a similar size, color, and appearance in the currently approved location.

Approval is required for any change in size, style, color, and change in location from the original installation.

Gutters and downspouts, including extensions, must be located in such a manner as to not adversely affect drainage onto neighboring properties.

Specific Guidelines

- Gutters and downspouts should be painted to match existing gutters and downspouts or may be painted the color of the surface to which they are attached, or the existing trim color.
- Complimentary colors will be considered on a case-by-case basis.
- Downspouts must be brought to grade.
- Extensions of downspouts or sump pumps which are above ground and visible may not exceed 3 feet. Extension pipes used for additional drainage purposes must be buried underground. Termination of extension pipes shall be within the property and should be no less than 3 feet from adjoining properties and have a pop-up emitter, diversion grate or similar to disburse the water flow.
- Downspout and sump pump extensions, including underground drainpipes (French Drains), must not adversely affect drainage onto neighboring properties.

Submission Requirements
- Signed and dated application form.
- Description of the project.
- Drawings or photographs of the house marked to show the locations of the proposed gutters and downspouts.
- Catalogue photographs or manufacturer's "cut sheets" showing the gutter and downspout profile, dimensions, and color.
- Site plan/plat illustrating the underground pipe installation, location of connected downspouts, sump pumps, French drains, termination and termination type with the location and distance(s) from the property line.