PRIMARY CONSIDERATIONS

Most people have a “dream home” in the back of their mind, which they hope to build some day. However, few people think beyond the house itself and consider the site location and characteristics, community attributes, zoning restrictions, family lifestyle, and quality of living.

Site Considerations

• The site is more than just a plot of land it is a part of a larger community.
  1. School district
  2. Near or far from shopping
  3. Airport or major traffic
  4. Characteristics of the land itself

The Community

• The neighborhood should be evaluated on the following points
  1. Is the community a “planned” community
  2. Are the homes in this community in the price range of your proposed house
  3. Are the neighbors in about the same socioeconomic category
  4. Is the community alive and growing or rundown and dying
  5. Does the community have room for growth or is it restricted
  6. Are the residents of the community people who take pride in their homes
  7. Does the community have modern churches, quality schools, shopping areas, etc.
  8. Are facilities such as fire protection, water, sewer, gas, garbage collection, etc.
  9. Location to work
  10. Available public transportation
  11. High rate of turnover do to the resale of homes.
Zoning and Codes
Investigate local zoning
• your site may be zoned for commercial, multi-family, apartment, etc...

Explore local building codes.
• It is possible that the codes for plumbing, electrical, and building codes are so restrictive that your planned home may not be built there.

Family Needs
• A truly functional house will represent the lifestyle of those who occupy it. Consideration should be given to providing space for these individual and family activities:

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Other Considerations
Your budget
Construction techniques
Your Age
Works Cited