

## EXHIBIT "D"

### DEVELOPMENT STANDARDS

The subject property shall develop in accordance with Section 146-106 ("SF5" – Single Family Residential District) of the Zoning Ordinance, and as amended, except as noted below:

- a. Minimum Lot Area: 5500 Square Feet
- b. Front Yard Setback: 20' Minimum
- c. Side Yard Setback:
  - a. Interior Lots: 5'
  - b. Corner Lots: 20'; may be reduced to 15' if no other lots on the associated block face front.
- d. Maximum Density (dwelling units per gross acre): 4.4
- e. Minimum Mean Lot Size: 7000 SF
- f. Minimum Median Lot Size: 6200 SF
- g. Minimum Lot Width: 50' (determined at Building Setback Line)