

DEVELOPMENT REGULATIONS

The subject property shall develop in accordance with Section 146-106 ("SF-5" – Single Family Residential District) of the Zoning Ordinance, and as amended, except as noted below:

1. Tract A

- a. Tract A shall remain with an existing legal non-conformity status according to Section 146-40, and as amended.
- b. Accessory uses are permitted.
- c. No additions are permitted on Tract A so long as the existing duplex remains. At the time that Tract A redevelops, additions are permitted in accordance with the requirements of Section 146-106 ("SF-5" – Single Family Residential District) of the Zoning Ordinance, and as amended.
- d. In the event that Tract A is redeveloped, the tract shall follow the requirements of Section 146-106 ("SF-5" – Single Family Residential District) of the Zoning Ordinance, and as amended, except as noted below.
 - i. Minimum front yard setback: 15 ft
 - ii. Minimum rear yard setback: 10ft
 - iii. Minimum side yard setback (interior lots): 5ft
 - iv. Mean and median lot size shall be calculated with the block face of Waddill Street, White Avenue, West Street, and Erwin Avenue.
 - v. An additional two canopy trees are required to be planted.

2. Tract B

- a. Minimum front yard setback: 15 ft
- b. Minimum rear yard setback: 10ft
- c. Minimum side yard setback (interior lots): 5ft
- d. Mean and median lot size shall be calculated with the block face of Waddill Street, White Avenue, West Street, and Erwin Avenue.
- e. One canopy tree and three ornamental trees are required to be planted. The canopy tree shall be placed within the front yard.

All other regulations applicable to single family residential developments, including, but not limited to Chapter 142 (Subdivision Regulations) and Chapter 146 (Zoning regulations) shall apply, and as amended.