

Proposed Development Standards

1. Tract 1 of the subject property shall develop in accordance with the *Area and bulk regulations* for apartment dwellings or townhouse (rowhouse) dwellings of the REC Neighborhood Zone, except as follows:
 - a. Apartment dwellings shall not be required to have a non-residential use on the first floor.
2. Tract 2 of the subject property shall develop in accordance with the *Area and bulk regulations* for Single Family Detached lots of the REC Neighborhood Zone, except as follows:
 - a. No dwelling shall be required to have a finished floor elevation higher than the finished surface grade of the lot at the front door;
 - b. Attached garages on single family detached dwellings accessed by driveways from the front of the house with garage doors facing the street shall be set back no less than five (5) feet from the front façade of the house;
 - c. Front porches on residential dwellings shall not be required;
 - d. There shall be no limitation on articulations or roof styles on front facades of residential buildings;
 - e. Side yard at corner setbacks for all Single Family Detached, Standard and Small Lots, shall be no closer to the street than the front build-to-line;
 - f. The minimum side yard setback for all Single Family Detached, Standard and Small Lots, shall be five (5) feet; provided that a zero (0) to two (2) foot side yard on one side may be permitted as long as a minimum of ten (10) feet of separation is provided between buildings;
 - g. Alley access for rear yard or courtyard parking shall be required on all lots less than 50 feet wide except where (a) a lot backs onto an open space or (b) there is no garage facing the street on an opposing lot.
3. Tract 3 of the subject property shall develop in accordance with the *Area and bulk regulations* for Townhouse (rowhouse) dwellings of the REC Neighborhood Zone.
4. Block lengths for single family residential lots backing onto commercially-zoned properties may extend up to 1,250 feet; block lengths for all other single family residential lots may extend up to 750 feet (cul-de-sacs shall not be longer than 600 feet) provided that each block in excess of 600 feet contains one or more walking paths (minimum six (6) feet wide) connecting parallel streets. Said pedestrian path must be located no closer than 200 feet from the edge of each block.
5. There shall be no maximum lot area for single family residential lots.
6. Cul-de-sacs shall be allowed on the subject property.
7. A diversity of housing types shall be provided on the subject property by having at least

five percent (5%) of three of the following categories:

- a. Single family detached dwellings on large lots;
 - b. Single family detached dwellings on standard lots;
 - c. Single family detached dwellings on small lots;
 - d. Town/row houses; or
 - e. Multi-family apartment buildings
8. A minimum of nine (9) acres of internal open space shall be provided on the subject property. Open spaces counting towards this requirement shall be a minimum of one half (0.5) acre, and have street frontage on a minimum of two sides.