

## EXHIBIT H – CLUSTER RESIDENTIAL USE TYPE

### SFR Cluster Use Type

- All front lots shall front onto a public street. All other lots shall front onto a public street or a common area.
- Maximum Density: 10 lots / acre, inclusive of adjacent public rights-of-way.
- Zoning block shall be defined as a maximum group of 4 units around a shared common area and measured by the illustration below. A minimum lot width and lot depth is not applicable.
  - o Minimum zoning block width: 120 feet
  - o Minimum zoning block depth: 120 feet
  - o Minimum building separation: 10 feet
  - o Minimum public street setback: 15 feet
- Minimum Corner Side Yard Setback: 15 feet (15 feet where a side yard shares a front face with an adjacent lot).
- Allowable Setback Encroachments:
  - o Porches and entry steps up to 5 feet into public street and corner side yard setbacks.

- o Fireplaces, bay and box windows, and window seats up to 2 feet into public street setbacks.
- o Permitted encroachments shall not impede the lot from satisfying the landscape requirements.
- Tree Requirements:
  - o One canopy tree for all lots fronting or siding a public street.
  - o One canopy or ornamental tree for each non-street fronting or siding lot.
- Shared Access Drive:
  - o The shared access drive shall be a minimum of 20 feet in width and the common area shall be a minimum of 30 feet.
  - o The shared access drive shall be distinguished from the Public Street through the use of colored stamped concrete, brick pavers or some other means.

- Parking Restrictions:
  - o Lots and shared access drive shall be made subject to one or more Development Area Declarations upon the recording of one or more Notices of Applicability in accordance with the Master Covenant.
  - o The Development Area Declaration will include, but not be limited to, the following limitations and restrictions:
    - No parking of any kind within the shared common area or on a lot other than on designated driveways or in enclosed garages shall be permitted.
    - Enclosed garages shall be used for the sole purpose of parking vehicles.
- Maximum Building Height: 36 feet
- All driveways shall be a minimum of 20 feet from face of garage to shared access drive pavement. A maximum of 5 feet of driveway can be included in the common area so long as it does not encroach in the required 20-foot shared access pavement. All driveways must take access off the shared access drive and common area.

