

Planned Development Regulations

- A. General Description:** This Planned Development District (PD) is intended to accommodate a single-family residential detached use.
- B. Statement of Purpose:** The purpose of this PD is to establish a concept plan and specific conditions for the development of the subject property. The intent of this PD is to achieve a quality residential community while providing additional open space amenities.
- C. Development Plans:** Development shall generally conform to the concept plan attached. However, in the event of conflict between the concept plan and the development regulations contained herein, the development regulations shall prevail.
- D. Development Regulations:**
- 1. Space Limits:**
 - a) Lot Square Footage: The minimum square footage of any lot shall be four thousand (4,000) square feet.
 - b) Lot Width: The minimum width of any lot shall be forty (40) feet as measured at the front property line.
 - c) Lot Depth: The minimum depth of any lot shall be one hundred feet (100).
 - d) Front Yard Setback: The minimum setback shall be twenty (20) feet.
 - e) Side Yard Setback: The minimum setback shall be five (5) feet.
 - f) Side-at-Corner Setback: The minimum shall be fifteen (15) feet.
 - g) Rear Yard Setback: The minimum setback shall be fifteen (15) feet.
 - h) Maximum residential building height shall be 35 feet (2 stories).
 - i) Rear-entry garages shall not be required.
 - 2. Architectural Standards:** The standards and criteria contained within the subsection are deemed minimum standards and shall apply to all building construction occurring on the subject property.
 - a) No elevations shall be composed of less than 65% masonry (brick, stone, cultured stone, or three-part stucco).
 - b) Minimum masonry percentages shall be calculated exclusive of windows, doors, stoops, gables, and/or chimneys. Covered porches greater than three (3) feet deep and four (4) feet wide shall not have to meet the minimum masonry percentages.