

Proposed Development Regulations

- I. Single family detached residential lots shall develop in accordance with Section 146-73 (“RS 60” – Single Family Residence District) of the Zoning Ordinance, except as follows:
 - A. Front yard setback: 20 feet
 - B. Rear yard setback: 20 feet
- II. A 7-foot encroachment zone shall be permitted between the building setback and the property line within which porches, patios, and similar structures may be constructed.
- III. Exterior finishing materials on all dwellings shall be 100% masonry (defined as brick, stone, or synthetic stone) on the front elevation and a minimum of 75% masonry on all remaining first floor walls. Masonry percentages shall be calculated exclusive of windows, doors, dormers, and/or chimneys
- IV. All garage doors shall be clad in stained wood.
- V. The subject property shall develop with a minimum mean and median lot size of 7,200 square feet and a maximum density of 4.5 dwelling units per acre.