

Development Regulations

The subject property shall develop in accordance with section 146-106 ("SF5" – Single Family Residential District) of the Zoning Ordinance, and as amended, except as noted below:

1. Space Limits

- a. Minimum Lot area: 4,000 square feet
- b. Minimum Front Yard setback (Front Entry Homes): 20'
- c. Minimum Front Yard setback (Rear Entry Home): 10'
- d. Minimum side yard: either 5' on both sides or 2'/8'
- e. Minimum side yard at Corner: 10' (Side entry garage prohibited)
- f. Minimum Rear yard (Front Entry Homes): 15'
- g. Minimum Rear yard (Rear Entry Homes): 20'
- h. Minimum lot depth: 100'
- i. Mean and median lot size of 5,200 square feet.

2. Enhancements

- a. A stone monument with cast stone caps and cast stone water table shall be incorporated at both entrances of the development
- b. The development shall include a sidewalk connection to the Amenities Center as well as the Jogging path.
- c. Useable open spaces of a minimum of 1,000 square feet shall be included in any proposed development. No open space shall be less than 20' wide. No less than a total of 14,000 useable square feet shall be incorporated into the development plan. These opens spaces shall incorporate at least 2 canopy trees for every 1,000 square feet.

3. Landscape Requirements

- a. Landscape beds shall be provided at the entryway. Each bed shall be planted and irrigated and shall be a minimum of 50 square feet.
- b. For front entry homes: Each lot shall be planted with a minimum of 1 canopy tree and two ornamental trees, at least one canopy tree shall be planted in the front. For rear entry homes: each lot shall be planted with a minimum of 1 canopy tree and 2 ornamental trees, at least 2 trees shall be in the front.

All other regulations applicable to residential developments, including, but not limited to, Section 146-135 (Landscape Requirements) shall apply.