



PUD Requirements

- SR-1 Architecture, Landscaping, Ground cover, and Height regulations to apply across entire subdivision
- Landscaping and subdivision sign visible along Stagecoach
- Additional 2" caliper tree to SR-1 standards in the rear yards of homes on north and east perimeter of subdivision
- Metal poles to be used in privacy fencing on north and east perimeter of subdivision
- North and east perimeter lots to be limited to 1 story homes
- Rear yard setback on east perimeter lots to be increased to 35' where these lots back up to existing residences
- Applicant will deed restrict property so that zoning will not be changed within 20 years if zoning application as presented is approved
- Overall density not to exceed 3.75 dwelling units per acre. (less dense than SR-1 requirement of no more than 4 dwelling units per acre)

90' SR-2 Lot Dimensions:

- Front yard setback minimum of 35 feet
- Side yard setback minimum of 10 feet
- Rear yard setback minimum of 35 feet
- Lot width minimum of 90 feet at the front building line
- Lot area minimum of 15,000 square feet

70' SR-1 Lot Dimensions:

- Front yard setback minimum of 25 feet
- Side yard setback minimum of 10 feet
- Rear yard setback minimum of 25 feet

- Lot width minimum of 70 feet at the front building line
- Lot area minimum of 8,400 square feet
- Lot depth shall not average less than 100 feet

60' Suburban Residential Lots

- Front yard setback minimum of 25 feet
- Side yard setback minimum of 7 feet
- Rear yard setback minimum of 25 feet
- Lot width minimum of 60 feet at the front building line
- Lot area minimum of 6,000 square feet
- Lot depth shall not average less than 100 feet

50' Suburban Residential Lots

- Front yard setback minimum of 25 feet
- Side yard setback minimum of 5 feet
- Rear yard setback minimum of 25 feet
- Lot width minimum of 50 feet at the front building line
- Lot area ~~minimum~~ ^{Average} of 6,000 square feet
- Lot depth shall not average less than 120 feet