

EXHIBIT “B”

LAND USE AND DEVELOPMENT STANDARDS

VILLAS AT WILLOW CREEK

PURPOSE

The purpose of this planned development is to create the Villas at Willow Creek neighborhood. Villas at Willow Creek will be a neighborhood of single-family homes developed in a cluster concept. Typically, each cluster contains 8 individual, detached homes. The homes wrap around a common auto court which provides direct access to the attached, 2-car garages.

The homes will be 2 stories in height and will either have 3 or 4 bedrooms, which is plan dependent. The homes will range in size from 1,467 square feet to 2,038 square feet. The average size home in Villas at Willow Creek will be 1,740 square feet. Each of the homes will have a fenced yard.

What sets Villas at Willow Creek apart from a typical single-family neighborhood is that the homes will be individually leased, rental homes. They will be owned and maintained by the same entity which will also own and maintain the property. This provides for a consistent appearance and upkeep throughout the neighborhood.

GENERAL STANDARDS

- A. The design and development of the Villas at Willow Creek neighborhood shall take place in accordance with the attached Development Plan (Exhibit C).
- B. Unless otherwise specified in this planned development, development within the Villas at Willow Creek neighborhood is governed by the Saginaw Zoning Ordinance. In the event of any conflict or inconsistency between these standards and the applicable City regulations, the terms and provisions of this planned development shall apply.
- C. In the event of a conflict between the written text and the illustrations provided in this planned development, the written text contained herein shall control.
- D. The maximum number of homes in the Villas at Willow Creek neighborhood shall be 173.
- E. Exterior construction. Seventy-five percent (75%) of the exterior of the structure shall be masonry construction, exclusive of windows, doors, and dormers. For purposes of this Section, masonry construction shall mean that form of construction composed of brick, stone, concrete, hollow-clay tile, glass block, or combination of these materials laid up unit by unit and set in mortar.

DEVELOPMENT STANDARDS

- A. Uses
 - 1. Permitted uses allowed shall be all principal and accessory uses which are allowed by right in the (SF-4) Single Family District, in accordance with Section 9.03.114 of the Zoning Ordinance, as it exists or may be amended. Additionally, a Duplex shall be permitted as a use allowed by right.
 - 2. A Conditional Use Permit shall be required for all uses otherwise requiring a Conditional Use Permit in the (SF-4) Single Family District, in accordance with Section 9.03.114 of the Zoning

Ordinance, as it exists or may be amended.

- B. Area Requirements: The requirements regulating the minimum lot size, minimum yard size (front, side, and rear), maximum building height (stories and feet), maximum lot coverage, and minimum floor area, and other requirements as it pertains to this district shall be as outlined in the table below.

The requirements regulating the development of individual clusters within the Villas at Willow Creek neighborhood shall be governed by the diagrams shown on the Cluster Diagram Sheets (Exhibits D and D-1).

DEVELOPMENT STANDARD

DEVELOPMENT STANDARD	
Minimum Lot Area	3,000 Sq Ft of lot area per home
Minimum Lot Width	100'
Minimum Lot Depth	200'
Minimum Front Yard	20', Measured from public ROW
Minimum Side Yard	15', Measured from public ROW
Minimum Rear Yard	15', 20' if abutting a SF District
Maximum Lot Coverage (Bldg)	50%
Maximum Buiding Height	36'
Minimum Floor Area	1,400 Sq Ft (Exclusive of garage)

C. Screening:

1. Wood Fence: As shown on Exhibit C (Development Plan), a minimum 6' high wooden screening fence with metal posts shall be provided generally along the west and south property lines of the site.
2. Masonry Wall: As shown on Exhibit C (Development Plan), a minimum 8' high masonry screening wall shall be provided generally along the north and east property lines of the site.
3. Vegetative Screening: As depicted on Exhibit C (Development Plan), one, 4" caliper canopy tree, as identified in Section 8-13(D)(2) of the Saginaw Zoning Ordinance shall be provided within 20' of the south property line of the site. The spacing of said trees shall be one per adjacent lot. Also, two accent trees, as identified in Section 8-13(D)(2) of the Saginaw Zoning Ordinance shall be provided within 10' of the south property line of the site adjacent to Westwood Drive and the lot immediately west of Westwood Drive.