

EXHIBIT “B” – DEVELOPMENT STANDARDS

SAGINAW COTTAGES:

I. DEVELOPMENT STANDARDS. Development shall conform to the standards of the “ZLL” – Zero Lot Line District of the Zoning Ordinance, except as otherwise expressly provided in this ordinance.

A. Area requirements.

1. Minimum Lot Area. 2,640 square feet.
2. Minimum Lot Width. 33 feet.
3. Minimum Lot Depth. 80 feet.
4. Minimum Side Yard. 10 feet on one side; first unit determines lot pattern in block face. Dimensions between structures will be a minimum of ten (10) feet from foundation to foundation.
5. Exterior air conditioning equipment shall be located in the rear of the property.
6. Fire protection standards shall meet requirements set forth in NFPA 13R, residential sprinkler design standard focused on low-rise residential occupancies.

B. Landscaping.

1. No buffer yard requirement adjacent to any R.O.W equal to or less than 50 feet in width.
2. A 10 foot landscape buffer will be required around the perimeter of the planned development district. Fencing may be located within the buffer.
3. A minimum eight foot height, wood screening device shall be erected along the north and south PD district perimeter.

C. Architectural Standards. Exterior construction. Sixty percent (60%) of the exterior of the residential structure front façade shall be masonry construction, exclusive of windows, doors, and dormers. All other facades shall be at minimum fifteen percent (15%) masonry construction, with the average of all facades being not less than thirty (30%). 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.