

EXHIBIT “B”

PLANNED DEVELOPMENT DISTRICT STANDARDS

1.0 Planned Development District – Single-Family for Rent Tract

The purpose of this district is for Cottage Style Single-Family for Rent, which most appropriately utilizes Multi-Family-1 (MF1) standards, except as specifically stated in this Ordinance.

A. All regulations and standards applicable to the MF1 Multifamily Residential zoning classification shall apply, as it exists or may be amended, except as noted herein:

1. Minimum Building Front Setback (South)	25 feet
2. Minimum Building Front Setback (East)	25 feet
3. Minimum Building Rear Setback (North)	20 feet
4. Minimum Building Side Setback (West)	20 feet
5. Maximum Building Height	36 feet
7. Minimum Parking per 1 Bedroom Unit	1.5 spaces
8. Minimum Parking per 2 Bedroom Unit	2.0 spaces
9. Minimum Parking per 3 Bedroom Unit	2.5 spaces
11. Minimum Landscape Bufferyard along Frontages	15 feet
12. Minimum Landscape Area	50% of Bldg Floor Area

B. The following regulations shall also apply:

1. Building separation between units shall be a minimum of 9 feet (foundation to foundation).
2. Amenities shall include a pool, spa, dog park, covered pavilion with outdoor kitchen, pet stations, community gathering areas, usable open space and centralized greenspace with walking paths as shown on the Zoning Exhibit.
3. Perimeter fencing shall be 8feet in height. Perimeter fencing materials shall be masonry, wood and/or ornamental metal.
4. Surface spaces, detached garages and covered parking shall be allowed and count toward minimum parking requirements.
5. The building materials shall conform to the development standards as set forth in the MF-1 multifamily design standards including the below:
 - Each home shall provide a minimum of an 8 ft private, fenced rear yard. Interior rear yard fences shall be wood.
 - Internal site addressing shall be on masonry column portal style signs.
 - Subdivision identity signs may be located near driveway entry locations.
6. Exterior air conditioning equipment shall be located in the rear of the property.
7. Fire protection standards shall meet requirements set forth in NFPA 13R, residential sprinkler design standard focused on low-rise residential occupancies.
8. Architectural Standards. 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.

9. Fences, gates, patios, parking and access easement/access drives shall be allowed in front, side, rear yard setbacks and within the area between building facades and property line.