

ZONE-24-0002

Exhibit C

Development Standards

This tract shall develop under the regulation of the Single Family – 15 District (SF-15) as outlined in the Town's Zoning Ordinance, as it exists or may be amended with the following conditions:

1. Permitted Uses

The permitted uses are as follows:

- Single Family Residence, Detached
- Accessory Buildings

2. District Regulations

The district regulation requirements within this Planned Development are as follows:

- Size of Yards
 - Minimum Front Yard — 35 feet.
 - Minimum Side Yard — 10 feet; 15 feet on corner adjacent to side street.
 - Minimum Rear Yard — 25 feet.
- Size of Lots:
 - Minimum Lot Area — 14,000 square feet.
 - Minimum Lot Width — 100 feet.
 - Minimum Lot Depth — 135 feet.

3. Architectural Standards

The architectural standards within this Planned Development are as follows:

- Building materials requirements
 - The exterior facades shall be constructed of 100 percent masonry (clay fired brick, natural and manufactured stone, granite, marble, and stucco). Other materials may be approved by the Director of Development Services.
 - Stucco on structures shall be traditional 3-coat process cement plaster stucco.
 - Cementitious materials may constitute up to twenty percent (20%) of the area for stories other than the first story.
 - On side and rear elevations, cementitious materials may not be used as a façade cladding material for portions of upper stories that are in the same vertical plane as the first story.

- The exterior cladding of chimneys shall be brick, natural or manufactured stone, or stucco.
- Cementitious materials may be used for architectural features, including window box-outs, bay windows, roof dormers, garage door headers, columns, or other architectural features approved by the Building Official.
- Existing Structures
 - Exterior alterations not related to maintenance shall be approved by the Director of Development Services or his/her designee.
- New Structures
 - The architectural style of the building shall be compatible with the neighboring properties.
 - Exterior elevations shall be submitted to the Planning Division and are subject to the approval of the Director of Development Services or his/her designee.
 - Shall incorporate covered porches into the front façade, a multiplicity of roof forms, and high pitch roof lines. Recommended architectural styles are Craftsman, Folk Traditional, and Victorian.