

**Zoning Conditions for**  
**Z2402001**

1. The property shall be limited to single-family detached dwellings and accessory uses and structures not to exceed 34 lots.
2. Each lot shall have a minimum lot size of 0.60 acres.
3. Neighborhood to be controlled by a mandatory Homeowner's Association with design and building covenants and restrictions.
4. The minimum heated floor area per dwelling unit shall be 1,800 square feet for single-story homes and 2,000 square feet for two-story homes.
5. Project entrance shall be landscaped by the developer and maintained by the Homeowners Association. The entrance(s) shall include a decorative masonry entrance feature. Landscape plans and entrance feature design shall be subject to review and approval by the Director of Planning and Development.
6. Setbacks for individual lots shall be as follows:
  - a. Front: 40-feet
  - b. Side: 10-Feet
  - c. Rear: 40-Feet
7. Homes shall have brick or stone water tables on the front and sides of each home to the height of the windows.
8. All shingles shall be architectural shingles.
9. All yards shall be sodded.
10. All dwelling facades shall be constructed of wood, siding, cement fiber siding, brick, stone, stucco, or other masonry type products. Vinyl and aluminum siding is prohibited.
11. All homes shall obtain the approval of the ARC prior to beginning construction of the home. The Declaration shall provide design standards for not only the home, but the yard, fences, and retaining walls and a specific list of restrictions for the development.