

Lake Ranch Lot 8A

EXHIBIT "B"

Conditions For Planned Development

I. PURPOSE:

The purpose of this Planned Development is to allow for the residential development of a primary residence and the allowance of an accessory dwelling unit on the same lot.

II. GENERAL CONDITIONS:

1. These PD Conditions, nor the zoning exhibit shall not affect any regulations within the Zoning Ordinance (adopted as of April 2021), except as specifically provided herein.
2. The underlying zoning for this Planned Development shall be Single Family Estate District (SF-ED). Unless otherwise specified herein, SF-ED regulations (adopted as of April 2021) shall apply.
3. The design and development of Lake Ranch Lot 8A shall be in accordance with Section III below and the Zoning Exhibit (Exhibit C).

III. SPECIAL CONDITIONS:

1. Section 3.1.B of the April 2021 Zoning Ordinance is replaced with the following:
 - a. **Purpose:** ED-PD is a residential district for detached houses with a maximum of one Accessory Dwelling Unit (ADU) on individual lots and requiring a minimum lot size of two acres. The cultivation of agricultural crops and livestock are allowed.
 - b. **Permitted Uses:** See Use Chart in Article 5, Section 5.1.
 - c. **Development Standards:** Following are the yard, lot and space requirements for the Estate District - Planned Development, including density, height, lot and unit size.

Figure 3-2 - Estate District - Planned Development (ED-PD)

Lot Dimensions

Minimum Lot size	Two acres
Minimum Lot width	100 feet
Minimum Lot depth	200 feet

Dwelling Regulations

Minimum main dwelling size	3,000 square feet
Maximum ADU size	60% of main dwelling

Yard Requirements (Main Dwelling)

Front Yard setback	35 feet
Side Yard setback	20 feet
Read Yard	100 feet

Yard Requirements (Accessory Dwelling)

Front Yard setback	70 feet or 10 feet from Main
Side Yard setback	10 feet
Read Yard	25 feet

Structure Heights

Main Dwelling	40 feet
Accessory Dwelling	30 feet
Accessory Structures	30 feet

d. Additional Provisions:

- i. Section 3.4 Residential Design Standards of the April 2021 Zoning Ordinance shall guide all other dwelling and site design unless provided herein.
- ii. A minimum separation of 50 feet between agricultural buildings and dwelling units on the same lot shall be maintained.

- iii. Agricultural buildings for the purpose of this provision means those buildings used for the raising of crops or animals, or for the storage of agricultural equipment, supplies, or products.
 - iv. No more than two animal units per acre of pasture area. A mother and her un-weaned young are considered one animal unit.
 - v. Livestock animals are limited exclusively to chickens or horses and other equine species, cattle, llamas, sheep and goats. Swine and fowl are expressly prohibited. Domestic animals are allowed consistent with the Code of Ordinances. Other types of animals which introduce an unusual disturbance to the community or adjoining property owners shall not be maintained.
 - vi. Accessory structures in the Estate District, except garages, must be located behind the main dwelling in the rear yard.
 - vii. Refer to additional requirements in Article 7, General Development Regulations.
- 2. Section 3.F.1 Building Bulk and Articulation is replaced with the following:
 - a. In order to avoid large blank facades, variations in the elevation of residential facades facing a public street shall be provided in both the vertical and horizontal dimensions. At least 20 percent of the façade shall be offset a minimum of 1 feet either protruding from or recessed back from the remainder of the façade.
 - 3. Section 3.F.3 Exterior Façade Materials is replaced with the following:
 - a. All residential units shall be constructed of materials compatible with the International Building Code in effect at the time of permitting. Glazing shall not exceed twenty-five (25) percent of the front elevation of the residence.
 - 4. Section III.3.6.F of the Subdivision Regulations is replaced with the following:
 - a. A maximum of two septic tanks are allowed on the property, limited in capacity to the needs of the dwelling units as determined by the City Building Official.