LOT STANDARDS

**ATTACHED HOME LOTS**

- **Min. Lot Area:** 4,000 sq. ft.
- **Min. Lot Width at Front Setback:** 35 ft.
- **Min. Front Yard Setback:** 5 ft. (to any yard bordering a street or open space)
- **Min. Side Yard Setback:** 0 ft. (where attached) / 5 ft. (to an interior lot line)
- **Min. Rear Yard Setback:** 5 ft.
- **Min. Rear Yard Setback to Garage:** 5 ft. (to alley) or 18 ft. (to alley with tandem parking)
- **Maximum Building Height:** 45 ft.
- **Vehicular Access:** Rear-load from alley

Permitted Yard Projections: Awnings, canopies, stoops, porches, verandas, balconies, terraces and similar projections are permitted to extend from a building into a minimum yard, but not closer than 3 feet to a lot line. Such projections may be open, roofed and/or screened. Steps are permitted to extend from a building into a minimum yard with no setback required from a lot line. Window wells providing light and access for basements are permitted to project up to a lot line. Yard areas may contain fencing and/or masonry walls designed to be compatible with the architectural design of the associated home(s) and that serve to define, separate or enclose yards, patios or other private or semi-private outdoor spaces.

Permitted Building Height and Projections: Maximum height of single-family attached residential structure shall be 45 feet with an additional 10 feet allowed for chimneys. Building height shall be defined as the dimension from the top of the foundation at the main entry to the ridgeline of the structure.

Accessory Living Quarter: On any Attached Home Lot, an Accessory Living Quarter (ALQ) may be provided as a subordinate dwelling unit that provides basic requirements for cooking, living, sleeping, eating and sanitation. An ALQ may not be subdivided or otherwise segregated in ownership from the primary dwelling unit.

*Landscaping shown is illustrative and will be further detailed at final approval.

**COTTAGE LOTS**

- **Min. Lot Area:** 5,600 sq. ft.
- **Min. Lot Width at Front Setback:** 43 ft. (typical 48 ft.)
- **Min. Front Yard Setback:** 5 ft. (to any yard bordering a street or open space)
- **Min. Side Yard Setback:** 0 ft. (one side) / 5 ft. (one side)
- **Min. Rear Yard Setback:** 5 ft.
- **Min. Rear Yard Setback to Garage:** 5 ft. (to alley) or 18 ft. (to alley with tandem parking)
- **Maximum Building Height:** 45 ft.
- **Vehicular Access:** Rear-load from alley

Permitted Yard Projections: Awnings, canopies, stoops, porches, verandas, balconies, terraces and similar projections are permitted to extend from a building into a minimum yard, but not closer than 3 feet to a lot line. Such projections may be open, roofed and/or screened. Steps are permitted to extend from a building into a minimum yard with no setback required from a lot line. Window wells providing light and access for basements are permitted to project up to a lot line. Yard areas may contain fencing and/or masonry walls designed to be compatible with the architectural design of the associated home(s) and that serve to define, separate or enclose yards, patios or other private or semi-private outdoor spaces.

Permitted Building Height and Projections: Maximum height of single-family residential structure shall be 45 feet with an additional 10 feet allowed for chimneys. Building height shall be defined as the dimension from the top of the foundation at the main entry to the ridgeline of the structure.

Accessory Living Quarter: On any Cottage Lot, an Accessory Living Quarter (ALQ) may be provided as a subordinate dwelling unit that provides basic requirements for cooking, living, sleeping, eating and sanitation. An ALQ may not be subdivided or otherwise segregated in ownership from the primary dwelling unit.

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**LOT OPTIONS**

- Any Attached Home Lot may be reassigned as a Cottage Lot, and vice versa.
- Any Attached Home or Cottage Lot may be “split” in such a manner to enlarge the adjacent lots on both sides.
**VILLAGE LOTS**

**LOT STANDARDS**

Min. Lot Area: **6,000 sq. ft.**
Min. Lot Width at front setback: **55 ft.**
Min. Front Yard Setback: **5 ft.**
Min. Front Yard Setback to Garage: 19 ft. (from edge or sidewalk)
Min. Side Yard Setback: 0 ft. (one side) / 5 ft. (one side)
Min. Rear Yard Setback: **5 ft.**
Max. Building Height: **45 ft.**

Vehicular Access: Front-load from street

Permitted Yard Projections: Awnings, canopies, stoops, porches, terraces, balconies, terraces and similar projections are permitted to extend from a building into a minimum yard, but not closer than 3 feet to a lot line. Such projections may be open, roofed and/or screened.

Steps are permitted to extend from a building into a minimum yard with no setback required from a lot line. Window wells providing light and access for basements are permitted to project up to a lot line. Yard areas may contain fencing and/or masonry walls designed to be compatible with the architectural design of the associated home(s) and that serve to define, separate or enclose yards, patios or other private or semi-private outdoor spaces.

Permitted Building Height and Projections: Maximum height of single family residential structure shall be 45 feet with an additional 10 feet allowed for chimneys. Building height shall be defined as the dimension from the top of the foundation at the main entry to the ridgeline of the structure.

Accessory Living Quarter: An Accessory Living Quarter (ALQ) may be provided as a subordinate dwelling unit that provides basic requirements for cooking, living, sleeping, eating and sanitation. An ALQ may not be subdivided or otherwise segregated in ownership from the primary dwelling unit.

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**MANOR LOTS**

**LOT STANDARDS**

Min. Lot Area: **6,500 sq. ft.**
Min. Lot Width at Front Setback: **60 ft.**
Min. Front Yard Setback: **10 ft.**
Min. Front Yard Setback to Garage: **18 ft.**
Min. Side Yard Setback: **5 ft.**
Min. Rear Yard Setback: 5 ft.
Min. Rear Yard Setback to Garage: 5 ft. (to alley) or 18 ft. (to alley with tandem parking)
Max. Building Height: **45 ft.**

Vehicular Access: Rear-load from alley

Permitted Yard Projections: Awnings, canopies, stoops, porches, terraces, balconies, terraces and similar projections are permitted to extend from a building into a minimum yard, but not closer than 3 feet to a lot line. Such projections may be open, roofed and/or screened.

Steps are permitted to extend from a building into a minimum yard with no setback required from a lot line. Window wells providing light and access for basements are permitted to project up to a lot line. Yard areas may contain fencing and/or masonry walls designed to be compatible with the architectural design of the associated home(s) and that serve to define, separate or enclose yards, patios or other private or semi-private outdoor spaces.

Permitted Building Height and Projections: Maximum height of single family residential structure shall be 45 feet with an additional 10 feet allowed for chimneys. Building height shall be defined as the dimension from the top of the foundation at the main entry to the ridgeline of the structure.

Accessory Living Quarter: An Accessory Living Quarter (ALQ) may be provided as a subordinate dwelling unit that provides basic requirements for cooking, living, sleeping, eating and sanitation. An ALQ may not be subdivided or otherwise segregated in ownership from the primary dwelling unit.

*Landscaping shown is illustrative and will be further detailed at final approval.

**LOT TYPES**

**VILLAGE LOTS**

Min. Lot Area: **6,000 sq. ft.**
Min. Lot Width at front setback: **55 ft.**
Min. Front Yard Setback: **5 ft.**
Min. Front Yard Setback to Garage: 19 ft. (from edge or sidewalk)
Min. Side Yard Setback: 0 ft. (one side) / 5 ft. (one side)
Min. Rear Yard Setback: **5 ft.**
Max. Building Height: **45 ft.**

Vehicular Access: Front-load from street

Permitted Yard Projections: Awnings, canopies, stoops, porches, terraces, balconies, terraces and similar projections are permitted to extend from a building into a minimum yard, but not closer than 3 feet to a lot line. Such projections may be open, roofed and/or screened.

Steps are permitted to extend from a building into a minimum yard with no setback required from a lot line. Window wells providing light and access for basements are permitted to project up to a lot line. Yard areas may contain fencing and/or masonry walls designed to be compatible with the architectural design of the associated home(s) and that serve to define, separate or enclose yards, patios or other private or semi-private outdoor spaces.

Permitted Building Height and Projections: Maximum height of single family residential structure shall be 45 feet with an additional 10 feet allowed for chimneys. Building height shall be defined as the dimension from the top of the foundation at the main entry to the ridgeline of the structure.

Accessory Living Quarter: An Accessory Living Quarter (ALQ) may be provided as a subordinate dwelling unit that provides basic requirements for cooking, living, sleeping, eating and sanitation. An ALQ may not be subdivided or otherwise segregated in ownership from the primary dwelling unit.

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EXTERIOR MATERIALS AND COLORS

Appropriate exterior wall finish materials will be brick, stone, stucco, wood siding, wood shakes and fiber-cement siding or shakes. Every structure will have a brick or stone masonry base.

Synthetic stucco, EIFS, ‘softcoat stucco’, thin brick and cultured stone are not allowed.

The use of brick or stone including any patterns, must be appropriate to the architectural design of the building. When appropriate to the design, the brick may be painted.

Materials may be combined on a single building, but a single material should cover the majority of any attached or detached single family building. Any change in materials should occur at an appropriate inside corner or where appropriate to the style such as at a belt course.

Roof materials shall consist of standing seam, pre-finished metal or copper, slate or synthetic slate, wood shakes, dimensional asphalt or dimensional fiberglass shingles. Low-pitched porch and bay roofs will be standing seam, pre-finished metal or copper unless located on the fourth floor or higher.

All entry door and window trim, soffits, fascias, cornices and similar architectural trim elements shall be painted wood, fiber-cement, cellular PVC or an alternate synthetic wood material. Metal and hollow back vinyl trim are prohibited, metal trim is only allowed when adjacent to metal roofing.

The palette of materials and colors for the inn is the following:

• A brick or stone base course will be provided which may include the first floor. Appropriate exterior wall finish materials will be brick, stone, stucco, wood siding, wood shakes, and fiber-cement siding or shakes.
• The color scheme will be white or a light-tone neutral color with deep color usage provided on doors, windows, shutters, awnings and railings.

The palette of materials and colors for the attached homes is the following:

• A brick or stone base course will be provided along all facades. The brick or stone base shall extend to the first finished floor height. In any location where the foundation wall is fully screened by foundation plantings or a wall, the brick or stone base course shall not be required; however, there shall be a minimal exposure of the foundation wall and it shall be covered with a parge coating.
• The color schemes will be light-tone or medium-tone neutral colors with deep color usage limited to on doors, windows, shutters, projecting bays, awnings & railings. The color schemes will be medium-tone to dark-tone colors with medium to light color usage limited to on doors, windows, shutters, projecting bays, awnings & railings.

The palette of materials and colors for the detached homes is the following:

• A brick or stone base course will be provided along all facades. The brick or stone base shall extend to the first finished floor height. In any location where the foundation wall is fully screened by foundation plantings or a wall, the brick or stone base course shall not be required; however, there shall be a minimal exposure of the foundation wall and it shall be covered with a parge coating.
• The color schemes will be light-tone or medium-tone neutral colors with deep color usage limited to on doors, windows, shutters, projecting bays, awnings & railings. The color schemes will be medium-tone to dark-tone colors with medium to light color usage limited to on doors, windows, shutters, projecting bays, awnings & railings.

The above color palettes are illustrative of the range of color schemes proposed to be used.
The development program includes the following components:

- Detached Single Family Homes - 53 homes composed of 20 Cottage Lots, 13 Village Lots and 20 Manor Lots
- Attached Homes - 70
- Luxury Apartments - 280 residences
- Inn - 50 rooms with a 5,000 square feet commercial area
- Senior Living - 120 units of Independent Living, 120 units of Assisted Living / Memory Care, 90 units of Skilled Nursing Living, with restaurant and ancillary service and amenity space, totaling approximately 8,000 square feet and exterior grand terrace and pool.

The site is proposed to be developed in one single phase lasting a total of approximately 40 months following final approval.