

AN ORDINANCE OF INDIAN RIVER COUNTY FLORIDA, AMENDING THE ZONING ORDINANCE AND THE ACCOMPANYING ZONING MAP FROM A-1, AGRICULTURAL 1 (UP TO 1 UNIT/5 ACRES), AND RS-3, RESIDENTIAL SINGLE-FAMILY (UP TO 3 UNITS/ACRE), TO PDTND, PLANNED DEVELOPMENT TRADITIONAL NEIGHBORHOOD DESIGN, FOR APPROXIMATELY 186.33 ACRES OF LAND GENERALLY LOCATED SOUTH OF 53RD STREET, WEST OF 58TH AVENUE, AND NORTH OF 49TH STREET AND DESCRIBED HEREIN AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission, sitting as the local planning agency on such matters, held a public hearing and subsequently considered this rezoning request; and

WHEREAS, the Board of County Commissioners of Indian River County, Florida, did publish and send its Notice of Intent to rezone the hereinafter described property; and

WHEREAS, the Board of County Commissioners determined that this rezoning is in conformance with the Comprehensive Plan of Indian River County; and

WHEREAS, the Board of County Commissioners held a public hearing pursuant to this rezoning request, at which parties in interest and citizens were heard;

NOW, THEREFORE, BE IT ORDAINED, by the Board of County Commissioners of Indian River County, Florida, that the zoning of the following described property situated in Indian River County, Florida, to-wit:

LEGAL DESCRIPTION:

- PARCEL #1:
THE EAST 5 ACRES OF TRACT 2, SECTION 20, TOWNSHIP 32 SOUTH, RANGE 39 EAST, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF THE INDIAN RIVER FARMS COMPANY SUBDIVISION, AS RECORDED IN PLAT BOOK 2, PAGE 25, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA. LESS AND EXCEPT CANAL AND ROAD RIGHTS OF WAY. SAID PARCEL CONTAINING 4.88 ACRES, MORE OR LESS.

- PARCEL #2:
THE WEST 5 ACRES OF THE EAST 10 ACRES OF TRACT 2, SECTION 20, TOWNSHIP 32 SOUTH, RANGE 39 EAST, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF THE INDIAN RIVER FARMS COMPANY SUBDIVISION, AS RECORDED IN PLAT BOOK 2, PAGE 25, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA LESS AND EXCEPT CANAL AND ROAD RIGHTS OF WAY. SAID PARCEL CONTAINING 4.89 ACRES, MORE OR LESS.

- PARCEL #3:
THE WEST 5 ACRES OF THE EAST 15 ACRES OF TRACT 2, SECTION 20, TOWNSHIP 32 SOUTH, RANGE 39 EAST, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF THE INDIAN RIVER FARMS COMPANY SUBDIVISION, AS RECORDED IN PLAT BOOK 2, PAGE 25, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; SAID LAND NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA, LESS AND EXCEPT CANAL AND ROAD RIGHTS OF WAY. SAID PARCEL CONTAINING 4.89 ACRES, MORE OR LESS.

- PARCEL #4:
THE WEST 5.48 ACRES OF THE EAST 20.48 ACRES OF TRACT 2, SECTION 20, TOWNSHIP 32 SOUTH, RANGE 39 EAST, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF THE INDIAN RIVER FARMS COMPANY SUBDIVISION, AS RECORDED IN PLAT BOOK 2, PAGE 25, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; SAID LAND NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA, LESS AND EXCEPT CANAL AND ROAD RIGHTS OF WAY. SAID PARCEL CONTAINING 5.34 ACRES, MORE OR LESS.

- PARCEL #5:
THE EAST 5 ACRES OF THE WEST 20 ACRES OF TRACT 2, SECTION 20, TOWNSHIP 32 SOUTH, RANGE 39 EAST, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF THE INDIAN RIVER FARMS COMPANY SUBDIVISION, AS RECORDED IN PLAT BOOK 2, PAGE 25, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; SAID LAND NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA, LESS AND EXCEPT CANAL AND ROAD RIGHTS OF WAY. SAID PARCEL CONTAINING 4.89 ACRES, MORE OR LESS.

- PARCEL #6:
THE EAST 10 ACRES OF THE WEST 15 ACRES OF TRACT 2, SECTION 20, TOWNSHIP 32 SOUTH, RANGE 39 EAST, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF THE INDIAN RIVER FARMS COMPANY SUBDIVISION, AS RECORDED IN PLAT BOOK 2, PAGE 25, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; SAID LAND NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA, LESS AND EXCEPT CANAL AND ROAD RIGHTS OF WAY. SAID PARCEL CONTAINING 9.77 ACRES, MORE OR LESS.

- PARCEL #7:
TRACTS 1, 7 AND 8, SECTION 20, TOWNSHIP 32 SOUTH, RANGE 39 EAST, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF THE INDIAN RIVER FARMS COMPANY SUBDIVISION, AS RECORDED IN PLAT BOOK 2, PAGE 25, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; SAID LAND

NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA, LESS AND EXCEPT CANAL AND ROAD RIGHTS OF WAY. SAID PARCEL CONTAINING 113.27 ACRES, MORE OR LESS.

- PARCEL 'A':

A PORTION OF LAND LYING IN SECTION 20, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS: THE SOUTH 300 FEET OF THE EAST 104 FEET OF TRACT 3, SECTION 20, TOWNSHIP 32 SOUTH, RANGE 39 EAST, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF THE INDIAN RIVER FARMS COMPANY SUBDIVISION, AS RECORDED IN PLAT BOOK 2, PAGE 25, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA. SAID PARCEL CONTAINING 0.72 ACRES, MORE OR LESS.

- PARCEL 'B':

A PORTION OF LAND LYING IN SECTION 20, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS: THE WEST 106 FEET OF THE EAST 210 FEET OF TRACT 3, SECTION 20, TOWNSHIP 32 SOUTH, RANGE 39 EAST, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF THE INDIAN RIVER FARMS COMPANY SUBDIVISION, AS RECORDED IN PLAT BOOK 2, PAGE 25, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID LAND NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA. LESS AND EXCEPT CANAL AND ROAD RIGHTS OF WAY. SAID PARCEL CONTAINING 3.15 ACRES, MORE OR LESS.

- PARCEL 'C':

A PORTION OF LAND LYING IN SECTION 20, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS: TRACT 6 LESS THE NORTH 5 ACRES OF THE WEST 20 ACRES OF TRACT 6, SECTION 20, TOWNSHIP 32 SOUTH, RANGE 39 EAST, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF THE INDIAN RIVER FARMS COMPANY SUBDIVISION, AS RECORDED IN PLAT BOOK 2, PAGE 25, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID LAND NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA. LESS AND EXCEPT ROAD RIGHTS OF WAY. SAID PARCEL CONTAINING 34.52 ACRES, MORE OR LESS.

OVERALL PARCEL CONTAINS 186.32 ACRES, MORE OR LESS.

is changed from A-1, Agricultural 1 (up to 1 unit/5 acres), and RS-3, Residential Single-Family (up to 3 units/acre), to PDTND, Planned Development Traditional Neighborhood Design , with the layout as depicted in the attached conceptual PD plan, use table, and the list of design waivers and public benefits (exhibit A). If no project construction has commenced within 7 years from the approval of this ordinance, then the PD zoning of the entire site shall terminate, and the zoning of the property shall revert to A-1 and RS-3.

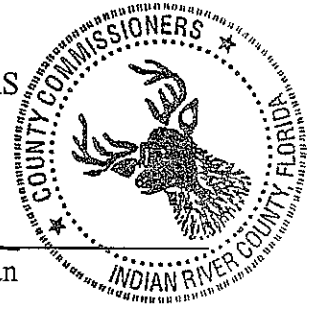
ORDINANCE NO. 2013- 011

All with the meaning and intent and as set forth and described in said Land Development Regulations. This ordinance shall become effective upon filing with the Department of State.

This ordinance was advertised in the Press-Journal on the 5th day of August, 2013, for a public hearing to be held on the 20th day of August, 2013, at which time it was moved for adoption by Commissioner Solari, seconded by Commissioner Flescher, and

| | |
|-------------------------------|--------------------------------|
| Chairman Joseph E. Flescher | <u> Aye </u> |
| Vice Chairman Wesley S. Davis | <u> Aye </u> |
| Commissioner Tim Zorc | <u> Aye </u> |
| Commissioner Peter D. O'Bryan | <u> Aye </u> |
| Commissioner Bob Solari | <u> Aye </u> |

BOARD OF COUNTY COMMISSIONERS
OF INDIAN RIVER COUNTY



BY: Joseph E. Flescher
Joseph E. Flescher, Chairman

ATTEST: Jeffrey R. Smith, Clerk of Court and Comptroller

BY: Jeffrey R. Smith
Deputy Clerk

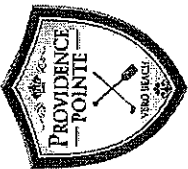
This ordinance was filed with the Department of State on the following date: _____

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

 Dylan Reingold
Dylan Reingold, County Attorney

APPROVED AS TO PLANNING MATTERS

 Robert M. Keating
Robert M. Keating, AICP; Community Development Director

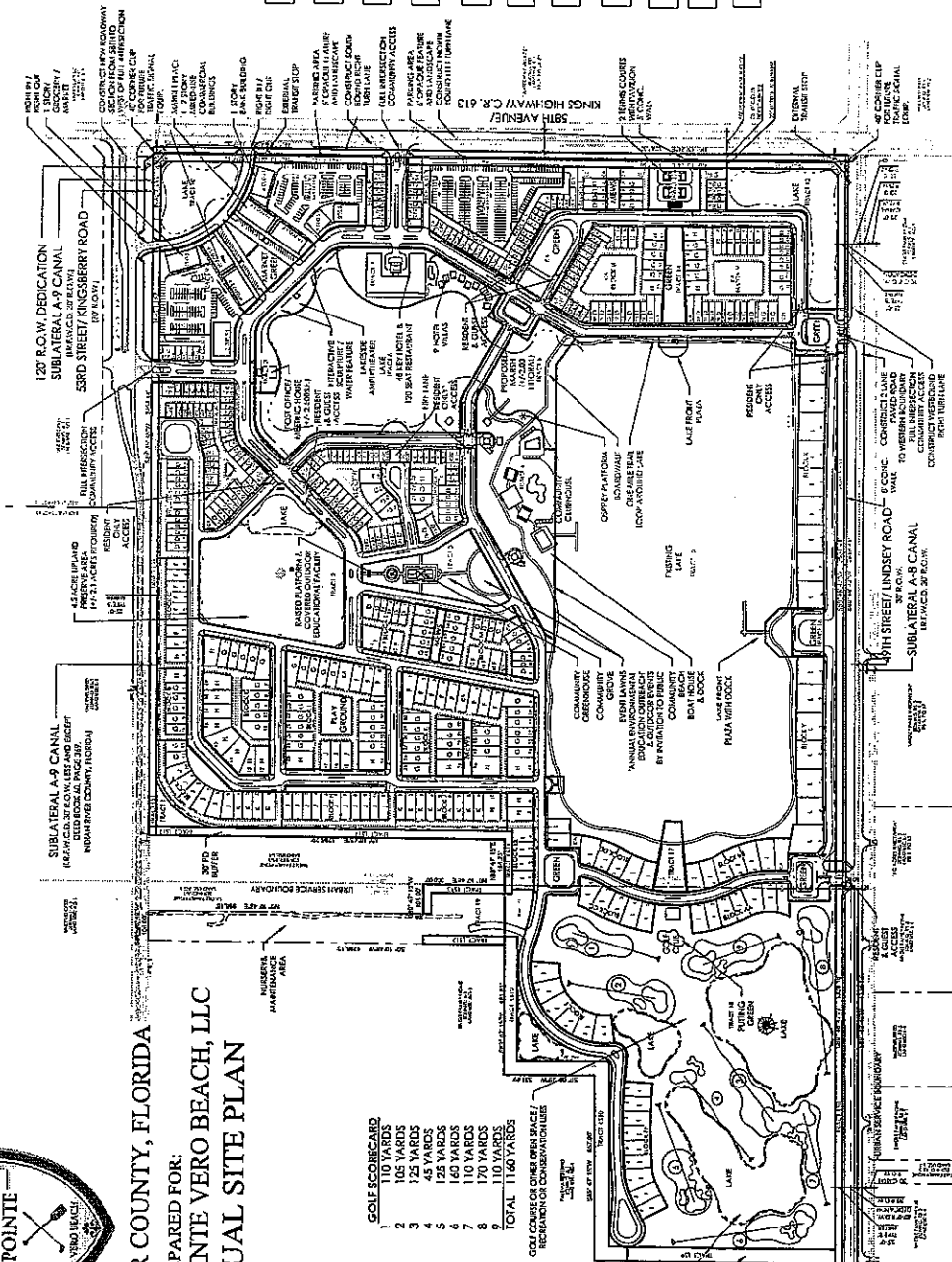


INDIAN RIVER COUNTY, FLORIDA
 PREPARED FOR:
 PROVIDENCE POINTE VERO BEACH, LLC
 CONCEPTUAL SITE PLAN

GOLF SCORECARD

| | |
|-------|------------|
| 1 | 110 YARDS |
| 2 | 105 YARDS |
| 3 | 125 YARDS |
| 4 | 45 YARDS |
| 5 | 145 YARDS |
| 6 | 110 YARDS |
| 7 | 170 YARDS |
| 8 | 170 YARDS |
| 9 | 110 YARDS |
| TOTAL | 1160 YARDS |

COLLECTIVE OF OTHER AREAS/RECREATION OR CONSERVATION USES



| | |
|-------|---|
| 1 | MARRET PLACE COMMERCIAL BUILDINGS (40 DEER BUILDINGS) (1,300 S.F.) BUILDING TYPE 'A' (1 STORY) |
| 12 | MARRET PLACE RESIDENTIAL APARTMENTS (ATTACHED) USE BUILDINGS (2 STORY) (58,800 S.F. COMMERCIAL) |
| 19 | URBAN TOWNHOUSES (ATTACHED) 50' X 50' LOT (407/50X50' CORNER) BUILDING TYPE 'C' (2&3 STORY) |
| 19 | NEIGHBORHOOD TOWNHOUSES (ATTACHED) 24'750' X 80'7100' LOT BUILDING TYPE 'D' (2 STORY) |
| 25 | BROADFRONT TOWNHOUSES (ATTACHED) 40' X 80'7100' LOT BUILDING TYPE 'F' (2 STORY) |
| 27 | NARROW FRONT COURTYARD HOUSES (DETACHED) 36' X 80'7100' LOT BUILDING TYPE 'G' (2 STORY) |
| 24 | BROAD FRONT COURTYARD HOUSES (DETACHED) 50' X 80'7100' LOT BUILDING TYPE 'H' (2 STORY) |
| 43 | GOLF COTTAGES (DETACHED) 50' X 100' LOTS BUILDING TYPE 'I' (2 STORY) |
| 20-13 | COTTAGES / SIDE YARD HOUSES (DETACHED) 35'736' X 100' LOTS BUILDING TYPES 'J' & 'K' (2 STORY) |
| 15 | ESTATE HOUSES (DETACHED) 100' X 100' LOTS BUILDING TYPE 'L' (2 STORY) |
| 481 | TOTAL RESIDENTIAL UNITS |



SCHULKE, BITTLE & STODDARD, L.L.C.
 CIVIL & STRUCTURAL ENGINEERING - LAND PLANNING - ENVIRONMENTAL SCIENTIST
 1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 33580
 TEL: 772-770-9252 FAX: 772-770-9888 EMAIL: info@schulkebittle.com

SAGEWOOD
 LANDSCAPE ARCHITECTURE
 1001 W. PALM BLVD., SUITE 100
 VERO BEACH, FLORIDA 33580
 TEL: 772-770-9252 FAX: 772-770-9888

Bd Bg
 BONNETT DESIGN GROUP, LLC
 1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 33580
 TEL: 772-770-9252 FAX: 772-770-9888

| | | LOT SIZE (W X D) | | MINIMUM LOT AREA | FRONT SETBACKS | | |
|------------------------|---|-------------------|-------------------|-----------------------|-------------------------------------|--------------------------------------|--------------|
| | | INTERIOR | CORNER | | PRIMARY BLDG. (PSB) | SECONDARY BLDG. ELEMENTS (SSB) | GARAGE (PSB) |
| MIXED-USE COMMERCIAL | A | 24' X 80' | 40' X 80' | 1,920 sf | 15' min. | 0' min. | N/A |
| LIVE/WORK UNIT | B | 24' X 80' | 28' X 80' | 1,920 sf | 8' min. | 0' min. | N/A |
| URBAN TOWNHOUSE | C | 22' X 50' | 30' X 50' | 1,100 sf | 0' min./ 8' or 12' max [^] | 0' min. | N/A |
| NBHD. TOWNHOUSE | D | 24' X 80' or 100' | 32' X 80' or 100' | 1,920 sf | 8' min./ 12' max [^] | 2' min. | N/A |
| NBHD. TOWNHOUSE | E | 42' X 80' or 100' | 50' X 80' or 100' | 3,500 sf | 8' min./ 12' max [^] | 2' min. | N/A |
| COURTYARD HOUSE | F | 36' X 80' or 100' | 42' X 80' or 100' | 2,880 sf | 6' min. | 0' min. | N/A |
| COURTYARD HOUSE | G | 50' X 80' or 100' | 55' X 80' or 100' | 4,000 sf | 6' min. | 0' min. | N/A |
| GOLF COTTAGE | I | 50' X 80' or 100' | 50' X 80' or 100' | 4,000 sf | 36' min. | 0' min. | 6' min.** |
| SIDEYARD HOUSE | J | 36' X 100' | 42' X 100' | 3,600 sf | 10' min. | 2' min. | N/A |
| COTTAGE | K | 42' X 100' | 50' X 100' | 4,200 sf | 15' min. | 5' min. | N/A |
| LAKE/GOLF ESTATE HOUSE | L | 100' X 95' | 100' X 95' | 9,500 sf [^] | 15' min. | 0' min. | 6' min.** |

Notes:

- 1) Primary Setback (PSB) = setback from property line/ROW line to primary building façade, front face (wall) of the building mass.
- 2) Secondary Setback (SSB) = setback from property line to building elements that are allowed within a primary setback or primary structure or garage (building elements include: arcades, colonnades, balconies, porches, terraces, stoops, and roof overhangs) Refer to Building Type Disposition diagrams.
- 3) Interior Side Setback = setback from shared side property line to building face (doesn't include end or corner lots abutting streets or open spaces).
- 4) Building Elements Zone (BEZ) = the area between the Primary Setback and Secondary Setback that allows for limited building elements to occur depending on building type and location. Building Elements include: arcades, colonnades, balconies, awnings, porches, decks, terraces and stoops.
- 5) Building Coverage = the maximum area of a lot which may be occupied by a structure. (Expressed by ratio/percentage) Arcades, open porches, decks, terraces and stoops are excluded from the calculation.
- 6) Open Space = the area of a lot that is occupied by natural vegetation, pervious landscaping, and unroofed building elements that have pervious surfaces. (i.e.: open wood decking, pervious pavers, gravel, pools, etc.)
- 7) Impervious Area = the maximum area of a lot which may be occupied by a structure, building element or impervious surface material.
- 8) T.U. = a garage that is tucked-under building (rear-loaded); an attached garage with living space above.
- 9) See plan diagrams (Building Disposition, Sheet A-5) for building envelope.
- 10) Allowed projections (beyond any setback) include roof overhangs and gutters up to 36" max. and must be 7'-0" min. above grade.
- 11) Minimum Setback = a setback that is required to be "no less than" the dimension noted but can be greater than, as per the Building Disposition diagrams.
- 12) Maximum Setback = a setback that is required to be "no greater than" the dimension noted but can be less than, as per the Building Disposition diagrams.
- 13) All garages labeled on the Building Disposition diagrams are shown as 2-car garages. However, 1-car or 3-car garages are allowed.
- 14) The Building Disposition diagrams show a yellow shade indicating building areas; hatched areas indicating secondary building elements that may or may not be pervious; and the remaining space is for Court Yards, or Yards with landscape and hardscape areas and may or may not be pervious - All lots must provide minimum open space listed in the table above.
- 15) Allowed projections (up to 4') on side and rear setbacks include: chimneys, egress stairs, mechanical, electrical and plumbing equipment, and must be screened from public view.
- 16) Swimming pools, spas and Jacuzzis are allowed but must be in-ground with formed-concrete shell material, located behind a wall or other structure, screened from public view. Pool terraces or patios at grade with masonry, concrete, stone or tile surfaces are allowed. Raised wood pool decks are prohibited. Reflecting pools, fountains and other decorative landscape water features are allowed anywhere on the lot but must be approved by the town architect or architectural design review board.

* = at shared Interior Property Line, adjacent lot setback varies: 0' required setback on one side and a greater required setback on other side; building types G, H, J are each different (see dimensions in table and plan diagrams)

** = front-loaded garages must be turned sideways or "side-loaded" onto an Auto Court

*** = front-loaded garages must be turned sideways or "side-loaded" onto an Auto Court or be setback 50' min. with a side drive.

**** = at shared Interior Property Line, adjacent lot setback varies: 4' minimum required setback on one lot and 5' minimum required on the adjacent lot

[^] = Refer to the Building Disposition diagrams - Intent is to keep facades close to the property line, with 8' PSB/ 12' max. PSB at corner lots (Same for Garages)

^{^^} = Lake/Golf Estate House (L) criteria shown are the minimums. There are 3 Alternates (L1, L2, & L3), where the alternates differ from the minimums listed refer to "Additional Building Type Data for Alternate Design Types" below

| | | LOT SIZE (W x D) | | MINIMUM LOT AREA | SETBACKS | | | | |
|------------------------|---|-------------------|-------------------|------------------|------------------------------|---|----------------------------|---------------------------------------|--------------------------------|
| | | INTERIOR | CORNER | | PRIMARY BLDG. INTERIOR (PSB) | SECONDARY BLDG. ELEMENTS (INTERIOR SSB) | PRIMARY BLDG. CORNER (PSB) | SECONDARY BLDG. ELEMENTS (CORNER SSB) | GARAGE INTERIOR & CORNER (PSB) |
| MIXED-USE COMMERCIAL | A | 24' X 80' | 40' X 80' | 1,920 sf | 0' min. | 0' min. | 15' min. | 0' min. | N/A |
| LIVE/WORK UNIT | B | 24' X 80' | 28' X 80' | 1,920 sf | 0' min. | 0' min. | 0' min./4' max. | 0' min. | 0' min. |
| URBAN TOWNHOUSE | C | 22' X 50' | 30' X 50' | 1,100 sf | 0' min. | 0' min. | 0' min./8' or 12' max. | 0' min. | 0' min. int./N/A corner |
| NBHD. TOWNHOUSE | D | 24' X 80' or 100' | 32' X 80' or 100' | 1,920 sf | 0' min. | 0' min. | 8' min. | 2' min. | 0' min. int./8' min. corner |
| NBHD. TOWNHOUSE | E | 42' X 80' or 100' | 50' X 80' or 100' | 3,360 sf | 0' min. | 0' min. | 8' min. | 2' min. | 0' min. int./8' min. corner |
| COURTYARD HOUSE | F | 36' X 80' or 100' | 42' X 80' or 100' | 2,880 sf | 0' min. or 6' min.* | 0' min. | 1' min. | 0' min. | 0' min. int./1' min. corner |
| COURTYARD HOUSE | G | 50' X 80' or 100' | 55' X 80' or 100' | 4,000 sf | 0' min. or 6' min.* | 0' min. | 1' min. | 0' min. | 0' min. int./1' min. corner |
| GOLF COTTAGE | H | 50' X 80' or 100' | 50' X 80' or 100' | 4,000 sf | 5' min. or 4' min.*** | 5' min. or 4' min.*** | 6' min. | 0' min. | 5' min. int./6' min. corner |
| SIDEYARD HOUSE | I | 36' X 100' | 42' X 100' | 3,600 sf | 0' min. or 10' min.* | 0' min. | 0' min. or 10' min.* | 0' min. | 0' min. |
| COTTAGE | J | 42' X 100' | 50' X 100' | 4,200 sf | 6' min. | 3' min. | 12' min. | 4' min. | 3' min. |
| LAKE/GOLF ESTATE HOUSE | K | 100' X 95' | 100' X 95' | 9,500 sf | 10' min. | 0' min. | 10' min. | 4' min. | 0' min. int./3' min. corner |

Notes:

- 1) Primary Setback (PSB) = setback from property line/ROW line to primary building façade, front face (wall) of the building mass.
- 2) Secondary Setback (SSB) = setback from property line to building elements that are allowed within a primary setback or primary structure or garage (building elements include: arcades, colonnades, balconies, porches, terraces, stoops, and roof overhangs) Refer to Building Type Disposition diagrams.
- 3) Interior Side Setback = setback from shared side property line to building face (doesn't include end or corner lots abutting streets or open spaces).
- 4) Building Elements Zone (BEZ) = the area between the Primary Setback and Secondary Setback that allows for limited building elements to occur depending on building type and location. Building Elements include: arcades, colonnades, balconies, awnings, porches, decks, terraces and stoops.
- 5) Building Coverage = the maximum area of a lot which may be occupied by a structure. (Expressed by ratio/percentage) Arcades, open porches, decks, terraces and stoops are excluded from the calculation.
- 6) Open Space = the area of a lot that is occupied by natural vegetation, pervious landscaping, and unroofed building elements that have pervious surfaces. (i.e.: open wood decking, pervious pavers, gravel, pools, etc.)
- 7) Impervious Area = the maximum area of a lot which may be occupied by a structure, building element or impervious surface material.
- 8) T.U. = a garage that is tucked-under building (rear-loaded); an attached garage with living space above.
- 9) See plan diagrams (Building Disposition, Sheet A-S) for building envelope.
- 10) Allowed projections (beyond any setback) include roof overhangs and gutters up to 36" max. and must be 7'-0" min. above grade.
- 11) Minimum Setback = a setback that is required to be "no less than" the dimension noted but can be greater than, as per the Building Disposition diagrams.
- 12) Maximum Setback = a setback that is required to be "no greater than" the dimension noted but can be less than, as per the Building Disposition diagrams.
- 13) All garages labeled on the Building Disposition diagrams are shown as 2-car garages. However, 1-car or 3-car garages are allowed.
- 14) The Building Disposition diagrams show a yellow shade indicating building areas; hatched areas indicating secondary building elements that may or may not be pervious; and the remaining space is for Court Yards, or Yards with landscape and hardscape areas and may or may not be pervious - All lots must provide minimum open space listed in the table above.
- 15) Allowed projections (up to 4') on side and rear setbacks include: chimneys, egress stairs, mechanical, electrical and plumbing equipment, and must be screened from public view.
- 16) Swimming pools, spas and Jacuzzis are allowed but must be in-ground with formed-concrete shell material, located behind a wall or other structure, screened from public view. Pool terraces or patios at grade with masonry, concrete, stone or tile surfaces are allowed. Raised wood pool decks are prohibited. Reflecting pools, fountains and other decorative landscape water features are allowed anywhere on the lot but must be approved by the town architect or architectural design review board.

* = at shared Interior Property Line, adjacent lot setback varies: 0' required setback on one side and a greater required setback on other side; building types G, H, J are each different (see dimensions in table and plan diagrams)

** = front-loaded garages must be turned sideways or "side-loaded" onto an Auto Court

*** = front-loaded garages must be turned sideways or "side-loaded" onto an Auto Court or be setback 50' min. with a side drive.

**** = at shared Interior Property Line, adjacent lot setback varies: 4' minimum required setback on one lot and 5' minimum required on the adjacent lot

^ = Refer to the Building Disposition diagrams - Intent is to keep facades close to the property line, with 8' PSB/ 12' max. PSB at corner lots (Same for Garages)

^^ = Lake/Golf Estate House (L) criteria shown are the minimums. There are 3 Alternates (L1, L2, & L3), where the alternates differ from the minimums listed refer to "Additional Building Type Data for Alternate Design Types" below

| | | LOT SIZE (W) | | MINIMUM LOT AREA | REAR SETBACKS | | | MAX. HEIGHT | GARAGE LOADING | BLDG. COVRG. | OPEN SPACE | IMPERV. AREA |
|------------------------|---|-------------------|-------------------|---------------------|----------------------|-------------------|--|----------------|---------------------|-----------------|---------------|-----------------|
| | | INTERIOR | CORNER | | PRIM. BLDG. (PSB) | GARAGE (PSB) | SECONDARY BLDG ELEMENTS (SSB) | | | | | |
| MIXED-USE COMMERCIAL | A | 24' X 80' | 40' X 80' | 1,920 sf | 0' min. | N/A | 0' min. | 3 Stories | N/A | 100% | 0% | 100% |
| LIVE/WORK UNIT | B | 24' X 80' | 28' X 80' | 1,920 sf | 0' min. | 4' min. | 0' min. | 3 Stories | Rear Lane | 100% | 0% | 100% |
| URBAN TOWNHOUSE | C | 22' X 50' | 30' X 50' | 1,100 sf | 0' min. / 4' max. | 0' (T.U.) | 0' min. | 3 Stories | Rear Lane | 100% | 0% | 100% |
| NBHD. TOWNHOUSE | D | 24' X 80' or 100' | 32' X 80' or 100' | 1,920 sf | 35' min. | 0' min. / 4' max. | 0' min. | 2 Stories | Rear Lane | 85% | 5% | 95% |
| NBHD. TOWNHOUSE | E | 42' X 80' or 100' | 50' X 80' or 100' | 3,360 sf | 35' min. | 0' min. / 4' max. | 0' min. | 2 Stories | Rear Lane | 80% | 10% | 90% |
| COURTYARD HOUSE | F | 36' X 80' or 100' | 42' X 80' or 100' | 2,880 sf | 4' min. | 4' min. | 0' min. | 2 Stories | Rear Lane | 75% | 15% | 85% |
| COURTYARD HOUSE | G | 50' X 80' or 100' | 55' X 80' or 100' | 4,000 sf | 4' min. | 4' min. | 0' min. | 2 Stories | Rear Lane | 75% | 15% | 85% |
| GOLF COTTAGE | I | 50' X 80' or 100' | 50' X 80' or 100' | 4,000 sf | 10' min. | N/A | 0' min. | 2 Stories | Street & Auto Court | 70% | 20% | 80% |
| SIDEYARD HOUSE | J | 36' X 100' | 42' X 100' | 3,600 sf | 4' min. | 4' min. | 0' min. | 2 Stories | Rear Lane | 70% | 20% | 80% |
| COTTAGE | K | 42' X 100' | 50' X 100' | 4,200 sf | 20' min. | 4' min. | 0' min. | 2 Stories | Rear Lane | 65% | 30% | 70% |
| LAKE/GOLF ESTATE HOUSE | L | 100' X 95' | 100' X 95' | 9,500 sf | 20' min. | 3' min. | 0' min. | 2 Stories | Street*** | 50% | 40% | 60% |

Notes:

- 1) Primary Setback (PSB) = setback from property line/ROW line to primary building façade, front face (wall) of the building mass.
- 2) Secondary Setback (SSB) = setback from property line to building elements that are allowed within a primary setback or primary structure or garage (building elements include: arcades, colonnades, balconies, porches, terraces, stoops, and roof overhangs) Refer to Building Type Disposition diagrams.
- 3) Interior Side Setback = setback from shared side property line to building face (doesn't include end or corner lots abutting streets or open spaces).
- 4) Building Elements Zone (BEZ) = the area between the Primary Setback and Secondary Setback that allows for limited building elements to occur depending on building type and location. Building Elements include: arcades, colonnades, balconies, awnings, porches, decks, terraces and stoops.
- 5) Building Coverage = the maximum area of a lot which may be occupied by a structure. (Expressed by ratio/percentage) Arcades, open porches, decks, terraces and stoops are excluded from the calculation.
- 6) Open Space = the area of a lot that is occupied by natural vegetation, pervious landscaping, and unroofed building elements that have pervious surfaces. (i.e.: open wood decking, pervious pavers, gravel, pools, etc.)
- 7) Impervious Area = the maximum area of a lot which may be occupied by a structure, building element or impervious surface material.
- 8) T.U. = a garage that is tucked-under building (rear-loaded); an attached garage with living space above.
- 9) See plan diagrams (Building Disposition, Sheet A-5) for building envelope.
- 10) Allowed projections (beyond any setback) include roof overhangs and gutters up to 36" max. and must be 7'-0" min. above grade.
- 11) Minimum Setback = a setback that is required to be "no less than" the dimension noted but can be greater than, as per the Building Disposition diagrams.
- 12) Maximum Setback = a setback that is required to be "no greater than" the dimension noted but can be less than, as per the Building Disposition diagrams.
- 13) All garages labeled on the Building Disposition diagrams are shown as 2-car garages. However, 1-car or 3-car garages are allowed.
- 14) The Building Disposition diagrams show a yellow shade indicating building areas; hatched areas indicating secondary building elements that may or may not be pervious; and the remaining space is for Court Yards, or Yards with landscape and hardscape areas and may or may not be pervious - All lots must provide minimum open space listed in the table above.
- 15) Allowed projections (up to 4') on side and rear setbacks include: chimneys, egress stairs, mechanical, electrical and plumbing equipment, and must be screened from public view.
- 16) Swimming pools, spas and Jacuzzis are allowed but must be in-ground with formed-concrete shell material, located behind a wall or other structure, screened from public view. Pool terraces or patios at grade with masonry, concrete, stone or tile surfaces are allowed. Raised wood pool decks are prohibited. Reflecting pools, fountains and other decorative landscape water features are allowed anywhere on the lot but must be approved by the town architect or architectural design review board.

* = at shared Interior Property Line, adjacent lot setback varies: 0' required setback on one side and a greater required setback on other side; building types G, H, J are each different (see dimensions in table and plan diagrams)

** = front-loaded garages must be turned sideways or "side-loaded" onto an Auto Court

*** = front-loaded garages must be turned sideways or "side-loaded" onto an Auto Court or be setback 50' min. with a side drive.

**** = at shared Interior Property Line, adjacent lot setback varies: 4' minimum required setback on one lot and 5' minimum required on the adjacent lot

^ = Refer to the Building Disposition diagrams - Intent is to keep facades close to the property line, with 8' PSB/ 12' max. PSB at corner lots (Same for Garages)

^^ = Lake/Golf Estate House (L) criteria shown are the minimums. There are 3 Alternates (L1, L2, & L3), where the alternates differ from the minimums listed refer to "Additional Building Type Data for Alternate Design Types" below

| DESIGN WAIVERS | | |
|--|--|--|
| 1. ROAD R.O.W. STANDARDS | | |
| A. MINIMUM R.O.W. WIDTH | | |
| | IRC CODE | PROVIDENCE |
| | - 20' ALLEY | - 25' REAR ALLEYS [20' MIN. AT CONSTRICTED AREAS] |
| | - 50' LOCAL | - 35' ONE WAY LOCAL |
| | | - 43', 45', 48', 49' TWO WAY NEIGHBORHOOD STREETS |
| | | - 60' TWO WAY NEIGHBORHOOD STREETS |
| | | - 66' TWO WAY NEIGHBORHOOD STREETS |
| | - 62' W/ 12' MEDIAN - LOCAL | - 62-6" TWO WAY BOULEVARD WITH 10' MEDIAN |
| | | - 80' TWO WAY BOULEVARD WITH 10' MEDIAN |
| B. ROADWAY WIDTHS | | |
| - LOCAL/ ONE WAY | - 14' | - 14', 4' CLEAR ZONE [35' R.O.W.] |
| - LOCAL/ TWO WAY | - 22' | - 14' W/ 8' ON-STREET PARKING, 2.5' CLEAR ZONE [35' R.O.W.] |
| | | - 20' W/ 4' BIKE LANES, 2.5' CLEAR ZONE [49' R.O.W.] |
| | | - 20' W/ 4' BIKE LANES, 8' ON-STREET PARKING, 2.5' CLEAR ZONE [49' AND 66' R.O.W.] |
| | | - 22', 4' CLEAR ZONE [43', 48', AND 60' R.O.W.] |
| | | - 22' W/ 8' ON-STREET PARKING, 2.5' CLEAR ZONE [43' AND 60' R.O.W.] |
| | | - 12' W/ 8' BIKE LANES, (EOP TO MEDIAN CURB), 2.5' CLEAR ZONE [62-6" R.O.W.] |
| | | - 12' W/ 4' BIKE LANES AND 8' ON-STREET PARKING, (EOP TO MEDIAN CURB), 2.5' CLEAR ZONE [80' R.O.W.] |
| - ALLEY, TWO WAY | - 18' | - 15' TWO WAY RESIDENTIAL ALLEY, NO CURB, 2' CLEAR ZONE [25' R.O.W.] |
| | | * NOTE: ALL ROAD WIDTHS MEASURED TO EOP AND NOT FACE OF CURB, EXCEPT AT MEDIANS. ALL ROADS TO HAVE CURB WITH MIN. 12" GUTTER [18" MOD F], EXCEPT AT MEDIANS WHICH MAY HAVE 6" D' CURB |
| C. MINIMUM INTERSECTION RADII | | |
| - LOCAL/ ALLEY | - 25' | - 15' |
| - LOCAL/ LOCAL | - 35' | - 20' |
| D. DRIVEWAY SPACING - ON LOCAL ROADS | | |
| | - 50' | - 15' [RESIDENTIAL DRIVEWAY TO LOCAL ON ALLEY] |
| | | - 4' [RESIDENTIAL DRIVEWAY TO RESIDENTIAL DRIVE WAY ON ALLEY] @ MULTI-FAMILY HOMES |
| | | - 50' CENTER TO CENTER [DRIVEWAY TO DRIVEWAY ON LOCAL] |
| | | - 50' CENTER TO CENTER [LOCAL TO DRIVEWAY ON LOCAL] |
| E. ROADWAY ALIGNMENT/ INTERSECTIONS | | |
| - CURVED STREETS MUST HAVE 100' STRAIGHT TANGENT | | - CURVED STREETS: MAY PASS THROUGH INTERSECTION IF PROPER STOPPING SIGHT DISTANCES PROVIDED [60' PER MUTCD 19-E-2.C]. |
| - 90° ± ANGLE AT INTERSECTIONS | | - SKEWED INTERSECTION PERMITTED WITH PROPER SIGNS, PAVEMENT MARKINGS, PROPER STOPPING SIGHT DISTANCE PROVIDED [60' PER MUTCD 19-E-2.C], AND 25' MIN. LONG PERPENDICULAR ROAD TRANSITION FROM STOP BAR. |
| - MIN. 250' C.L. JOGS | | - 50' CENTER TO CENTER MIN. C.L. JOGS AT INTERNAL LOCAL ROADS |
| F. RIGHT-OF-WAY AT INTERSECTIONS | | |
| - 25' RADII AT INTERSECTING R.O.W. LINES | | - 0' RADII |
| G. DEAD END CONDITIONS | | |
| - LOCAL ROAD MAX. LENGTH | - 500' W/ CUL-DE-SAC | - 1450' ± WITH CUL-DE-SAC (ATYPICAL - ONLY ONE CIRCUMSTANCE PROPOSED). |
| - ALLEY - MAX. LENGTH | - PROHIBITED | - 50' MAX. W/ "DEAD END" OR 150' MAX. TO TURN AROUND (FOR PASSENGER CARS AS DESIGN VEHICLE). |
| H. R.O.W. - MIN. ROAD IMPROVEMENTS | | |
| - LOCAL | - 2 LANE PAVED ROAD | - NO PAVED ROAD REQUIRED AT "ALLEYS" (PURPOSELY DESIGNED R.O.W. WITHOUT PAVED ROADS) PROVIDED THAT: - PEDESTRIAN ACCESS PROVIDED. - ADEQUATE FIRE PROTECTION/ STABILIZED FIRE LANES PROVIDED. - REAR PAVED "ALLEYS" PROVIDED TO SERVE LOTS WITH FRONTAGE ON UNPAVED R.O.W. |
| I. DESIGN SPEED | | |
| - LOCAL ROADS | - 30 MPH; ROAD LENGTH ≥ 1000' - 20 MPH; ROAD LENGTH ≤ 1000' | - 20 MPH - DESIGN AND POSTED - 20 MPH - DESIGN AND POSTED |
| J. GATE DESIGN STANDARDS | | |
| | - 70'/ 25' SETBACKS AND PROVIDE TURN-AROUND | - AT PUBLIC USE ACCESS GATES - MEET IRC STANDARDS - AT "RESIDENT ONLY" GATES, PROVIDE 14'/ 25' SETBACKS AND NO TURN-AROUND, PROVIDED THAT: - "NO RIGHT TURN/ EXCEPT RESIDENTS" POSTED - "DO NOT ENTER/ RESIDENTS ONLY" POSTED - LOCATED AT LEG OF 3 LEG MINIMUM LOCAL ROAD INTERSECTION, WHICH WILL PROVIDE EFFECTIVE TURN-AROUND ABILITY. - PROVIDE KEY FUNCTION KNOX ENTRY SYSTEM |
| K. ON-STREET PARKING | | |
| - LOCAL | - NO | - YES - PROVIDED THAT ALL PARKING REQUIREMENTS FOR USES PROPOSED ARE MET VIA A SUM OF/ COMBINATION OF BOTH OFF STREET AND/ ON-STREET PARKING. |
| 2. LANDSCAPE DESIGN WAIVERS | | |
| A. - P.D. BUFFER OPAQUE | - OPAQUE BUFFER AT P.D. PERIMETER | - VIEW WINDOWS PERMITTED AT VIEWSHEDS AND ARCHITECTURAL ELEMENTS |
| B. - P.D. BUFFER/ USA BUFFER | - CONTINUOUS BUFFER AT P.D. PERIMETER | - NO BUFFER AT NORTH 1000' OF TRACT 19 [AGRICULTURAL USE OUTPARCEL] - PROVIDED THAT USES ARE CONSISTENT WITH A-1 ZONING DISTRICT PROPOSED IN THE NORTH 1000'. |
| C. - RESIDENTIAL LOT/ TREE | - [2] CANOPY TREES PER SINGLE FAMILY LOT | - [1] UNDERSTORY/ ACCENT TREE PER SINGLE FAMILY LOT AND STREET TREES AT 1 TREE PER 50' |
| 3. STORMWATER MANAGEMENT WAIVERS | | |
| A. 15' MAINTENANCE EASEMENT | - CONTINUOUS ALONG SWMA PERIMETER | - INTERRUPTIONS/ NON-CONTINUOUS AT SPECIFIC AREAS - REAR OF HOTEL, AMPHITHEATER, CLUBHOUSE; OTHER MISCELLANEOUS WATER DEPENDENT STRUCTURES/ USES. (REVIEW CASE BY CASE AT PRELIMINARY P.D.) |

Although PD zoning district parameters are flexible, certain standards related to uses, compatibility (buffering), infrastructure improvements, dimensional criteria and open space apply to all PDs. Those standards are set forth in Chapter 915 (P.D. Ordinance) of the county's land development regulations (LDRs). Based on the proposed conceptual PD plan, Chapter 915, and Objective 18, the proposed PD district for the subject site contains the special elements identified in the table below. The table lists various zoning district criteria for comparison purposes.

| USES | DISTRICTS | | |
|---------------------------------|--|---|---|
| | PROPOSED PD DISTRICT | RM-3 DISTRICT | A-1 DISTRICT |
| Single-Family | Permitted | Permitted | Permitted |
| Multi-Family | Permitted | Permitted | Not Allowed |
| Personal Services | Permitted in Market Place with Conditions | Not Allowed | Not Allowed |
| Commercial Uses | Permitted in Market Place with Conditions | Not Allowed | Not Allowed |
| Retail | Permitted in Market Place with Conditions | Not Allowed | Not Allowed |
| Office (medical & professional) | Permitted in Market Place with Conditions | Not Allowed | Not Allowed |
| Restaurant | Permitted in Market Place with Conditions | Not Allowed | Not Allowed |
| Health and Fitness | Permitted in Market Place with Conditions | Administrative Permit | Not Allowed |
| Institutional Uses | Permitted with Conditions | Special Exception and Administrative Permit | Special Exception and Administrative Permit |
| Day Care Center | Permitted in Market Place with Conditions | Special Exception | Administrative Permit |
| Hotel | Permitted in Commercial Area with Conditions | Not Allowed | Not Allowed |
| Place of Worship | Permitted | Administrative Permit | Permitted |
| Public Park | Permitted | Administrative Permit | Administrative Permit |