

# CURRENT DEVELOPMENT STANDARDS

## EXHIBIT "B"

### MILL VALLEY PLANNED DEVELOPMENT STANDARDS

#### SECTION 1: DEVELOPMENT PLAN

The proposed development will be in complete accordance with the provisions of the approved Planned Development District and that all Development Plans recorded hereunder shall be binding upon the applicant thereof, his successors and assigns, and shall limit and control all building permits.

The Mill Valley Planned Development (MVPD) shall apply to the 60.8 acre tract described in the legal description in Exhibit A. The MVPD shall have 3 distinct product lines as represented in Table 1 below. The maximum number of residential lots allowed within the MVPD is 196.

#### SECTION 2: RESIDENTIAL PRODUCTS

Mill Valley will have single-family detached residential lots as shown on the Development Plan on Exhibit C. The single-family residential lots will comply with the following requirements. All homes within Mill Valley will be constructed by Rendition Homes or a suitable equivalent.

Product Types	Minimum Lot Area	Minimum Lot Width	Minimum Lot Depth	Minimum Attached Garage Door Facing Street Setback	Front Build-To Line	Minimum Side Yard Setback	Minimum Rear Yard Setback	Maximum Lot Coverage	Minimum Floor Area
Manor	8,400 sf	75'	120'	23'	20'	7'	15'	45%	2,200 sf
Township	7,800 sf	65'	120'	23'	20'	7'	15'	45%	2,000 sf
Village	6,300 sf	55'	115'	23'	20'	7'	15'	45%	2,000 sf
All corner lots will have an increased 5' exterior side yard setback from the above required setback.									
Corner lots must be at least 10' wider than the minimum lot width.									

Table 1 - Residential Product Table

#### SECTION 3: COMMUNITY DESIGN STANDARDS

Residential development in Mill Valley must comply with the community design standards in Section 4600 of the Zoning Ordinance and any future amendments thereof.

# PROPOSED DEVELOPMENT STANDARDS

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Table 1 - Residential Product Table

#### SECTION 3: COMMUNITY DESIGN STANDARDS

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## **SECTION 4: GENERAL CONDITIONS**

### **A. Landscaping:**

1. There will be a minimum of three trees required for each lot with a minimum three and one-half (3.5) inch caliper. Two trees must be planted in the front yard and one tree in the rear yard.
2. Street trees must be planted at the average rate of one (1) tree for every thirty (30) feet of street frontage. Where poor soil conditions or other factors require additional flexibility in planting, the Director of Planning or his designee may approve alternative spacing of trees, but not reduction in the number of required trees.

### **B. Perimeter Walls/ Screening:**

1. A minimum six (6) foot masonry screening wall must be provided along Matlock Road and State Highway 360 in accordance with Ordinance No. 1270.
2. A minimum six (6) foot screening device must be provided along Harmon Road in accordance with Ordinance No. 1270.

## **SECTION 7: HOMEOWNERS ASSOCIATION**

A mandatory homeowners association will be responsible for the maintenance of the masonry walls along Matlock Road and S.H. 360, and the screening device along Harmon Road, including the parkway between the screening wall or device and the street; the open space lots and medians; and the enhanced entryway features, including but not limited to, medians, landscaping, any non-standard pavement, and the enhanced masonry walls with signage.