

## 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	<del>Front Build-To-Line</del> Minimum Front Yard Setback	Minimum Side Yard Setback	Minimum Rear Yard Setback	Maximum Lot Coverage	Minimum Floor Area
Manor	8,400 sf	75'	120'	20'	7'	15'	45%	2,200 sf
Township	7,800 sf	65'	120'	20'	7'	15'	45%	2,000 sf
Village	6,300 sf	55'	115'	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.