

DEVELOPMENT PLAN

EXHIBIT B

ZC#20-010

LOTS 1 AND 3 WILL COMPLY WITH THE FOLLOWING STANDARDS:

- MINIMUM LOT WIDTH: 90 FEET
- MINIMUM LOT DEPTH: 200 FEET
- MINIMUM LIVING AREA PER DWELLING: 2000 SQUARE FEET
- MINIMUM FRONT YARD SETBACK: 25 FEET
- MINIMUM SIDE YARD SETBACK: 10 FEET (INTERIOR), 25 FEET (EXTERIOR)
- MINIMUM REAR YARD SETBACK: 25 FEET

LOT 2 WILL COMPLY WITH THE FOLLOWING STANDARDS:

- MINIMUM LOT WIDTH: 70 FEET
- MINIMUM LOT DEPTH: 200 FEET
- MINIMUM LIVING AREA (EXISTING HOUSE): 1500 SQUARE FEET
- MINIMUM LIVING AREA (NEW HOUSE): 2000 SQUARE FEET
- MINIMUM FRONT YARD SETBACK: 25 FEET
- MINIMUM SIDE YARD SETBACK: 10 FEET
- MINIMUM REAR YARD SETBACK: 25 FEET

A NEW HOUSE ON ANY LOT MUST HAVE THE FOLLOWING ELEMENTS:

- THE PROMINENT ROOF PITCH WILL BE A MINIMUM OF 8:12
- 8 FOOT FRONT DOOR
- DECORATIVE GARAGE DOORS

A NEW HOUSE WILL COMPLY WITH ONE OF THE FOLLOWING ARCHITECTURAL OPTIONS:

1. FOLLOW SECTION 4600 OF THE ZONING ORDINANCE WITH A MINIMUM OF 80% MASONRY; OR
2. A CRAFTSMAN STYLE HOUSE WITH THREE OUT OF THE FIVE FOLLOWING ELEMENTS:
 - COVERED FRONT PORCH WITH A MINIMUM DEPTH OF 7 FEET
 - VISIBLE KNEE BRACES, THE EXPOSED TRIANGLE THAT SUPPORTS A DEEP ROOF EAVE FROM UNDERNEATH
 - MULTI-PANE WINDOWS, CASED IN WIDE TRIM
 - PARTIALLY PANED DOORS, TYPICALLY THE UPPER THIRD OF THE DOOR
 - SIDING WITH MORE THAN ONE PATTERN

RETTA

201' 6"

LOT 1

113' 4"

201' 10"

LOT 2

86' 0"

201' 10"

LOT 3

125' 9"

201' 6"

324' 1"

SPEERS

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EXHIBIT B



CONCEPTUAL ELEVATIONS

ZC#20-010
EXHIBIT C.1

CONCEPTUAL ELEVATIONS



ZC#20-010
EXHIBIT C.2



CONCEPTUAL ELEVATIONS

ZC#20-010
EXHIBIT C.3



CONCEPTUAL ELEVATIONS

CONCEPTUAL ELEVATIONS

