

Option One

Zoning

- Create the A-2 Zone (minimum lot size of 2 acres)
- Downzone all vacant ground of 2 acres or more that is planned for residential to A-2
- Create the Residential Estate (RE) Zone (minimum lot size of 15,000 SF)
- Only allow rezones from A-2 to RE

Housing

- Set the minimum house size at 2,000 SF for ramblers and 3,000 SF for multi-levels
- Require 100% brick (stone accents allowed)
- Require architectural shingles
- Require minimum pitch of 6:12
- Require 3 car garages
- Establish home design requirements through the rezoning process (we'll know it when we see it)

Subdivision

- Require builder installed, water efficient landscaping in the front yard
- Require an entry feature
- Require builder installed street trees
- Address setback variation
- For back facing lots along busy roads (80' right-of-way or greater), require a solid masonry wall setback at least 10' from the property line with landscaping installed within the park strip and 10' setback. Require HOA maintenance of landscaping.
- Allow 12,000 SF lots through the PUD process if at least the following are provided:
 - Trails
 - 20% of the total project area is reserved for open space
- Allow 10,000 SF lots through the PUD process if at least the following are provided:
 - Trails
 - 30% of the total area is reserved for open space
 - Unique streetscape
 - Specialty lighting
 - Wider parkstrips (8' or more)
 - Narrow street widths
 - Amenities (increase amenities based on the size of the project)
 - Clubhouse
 - Community garden
 - Swimming pool
 - Sport court
 - Playground
 - Pocket park
 - Water feature
 - Picnic shelter and barbeque area with seating

Option Two

Zoning

- Downzone all vacant ground of 2 acres or more zoned R-1-8 or smaller to R-1-10
- Don't allow rezones for anything less than R-1-10

Housing

- Set the minimum house size at 1,600 SF for ramblers and 2,200 SF for multi-levels
- Require 50% brick or stone
- Require architectural shingles
- Require minimum pitch of 6:12
- Require 3 car garages
- Establish home design requirements through the rezoning process where required

Subdivision

- Require builder installed, water efficient landscaping in the front yard
- Require an entry feature
- Require builder installed street trees
- Address setback variation
- For back facing lots along busy roads (80' right-of-way or greater), require a solid masonry wall setback at least 10' from the property line with landscaping installed within the park strip and 10' setback. Require HOA maintenance of landscaping.
- Allow 8,000 SF lots through the PUD process if at least the following are provided:
 - Trails
 - 20% of the total project area is reserved for open space
 - Unique streetscape
 - Specialty lighting
 - Wider parkstrips (8' or more)
 - Narrow street widths
 - Amenities (increase amenities based on the size of the project)
 - Clubhouse
 - Community garden
 - Swimming pool
 - Sport court
 - Playground
 - Pocket park
 - Water feature
 - Picnic shelter and barbeque area with seating

Design Review

- Replace the point system with design guidelines that address:
 - Relief (porch, projections, bay or box windows, etc.)
 - Entry feature (covered entry or porch)

- Windows (quantity and variety)
 - Design treatments (color changes, texture changes, etc.)
 - Roof articulation (changes in plane, gables on front, dormers, hips, etc.)
 - Garages (recessed third car garage, side entry, detached, non-garage house width, etc.)
- Establish a design review committee comprised of at least one Council member, one Planning Commissioner and one staff member.