

Amended Option 1

Zoning

- Create the A-2 Zone (minimum lot size of 2 acres)
- Downzone all vacant ground that is planned for residential use and at least 2 acres (this number was the subject of debate) 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 and increase the minimum front yard and garage side setback
- 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
 - 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