



PARCEL NUMBER 015791-0005  
 SITE AREA: 3.73 ACRES  
 FLU LDR  
 CURRENT ZONING RR-ACRE  
 PROPOSED ZONING PUD

MAX SINGLE-FAMILY AND TOWNHOME UNITS:  
 MAXIMUM - 26 UNITS  
 SHOWN - 25 (14 TOWNHOME; 11 SINGLE FAMILY)

**REQUIRED YARDS:**

SINGLE FAMILY  
 FRONT: 20 FT  
 SIDE: 3 FT  
 REAR: 10 FT

**TOWNHOMES**

FRONT: 22 FT FROM CURB OR SIDEWALK  
 SIDE: 0 FT INTERNAL  
 REAR: 5 FT EXTERNAL\*\*  
 10 FT

**REQUIRED DIMENSIONS:**

SINGLE FAMILY: 40' MIN WIDTH  
 4000 SF MIN  
 TOWNHOMES: 15' MIN INTERNAL (18' SHOWN)  
 25' MIN END UNITS

**PARKING**

1 GUEST SPACE PER 3 TOWNHOMES UNITS  
 REQUIRED: 5 SPACES

**ACTIVE RECREATION**

PER LDC 656.420(6), SUBDIVISIONS WITH 25 TO 99 LOTS SHALL PAY AN ACTIVE RECREATION FEE OR DEDICATE 435 SQUARE FEET PER LOT FOR ACTIVE RECREATION. IF THE 435 SF PER LOT IS NOT ACHIEVED IN THE FINAL SITE PLAN, DEVELOPER WILL PAY THE ACTIVE RECREATION FEE AS OUTLINED BY COU

**OPEN SPACE**

PROVIDED: 1.0 ACRE  
 \*\*THIS AREA INCLUDES STORMWATER POND AND ALL BUFFERS THAT ARE NOT PART OF INDIVIDUAL LOTS

August 15, 2023

Exhibit 4

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