

**DENSITY AND DIMENSIONAL IMPACTS:**

The Density and Dimensional Table is incorporated into the Planned Development Ordinance as Exhibit “B” as follows:

| Maximum Density per Gross Acre | Minimum Living Area per Unit (SF) | Minimum Lot Sizes & Dimensions |              |              | Min Yard Setbacks in Feet    |  |      |                    |                |  | Max. Height (Feet) | Max. Lot Coverage |
|--------------------------------|-----------------------------------|--------------------------------|--------------|--------------|------------------------------|--|------|--------------------|----------------|--|--------------------|-------------------|
|                                |                                   | Area (SF)                      | Width (Feet) | Depth (Feet) | Front w/ front facing garage | Front w/ non front facing garage, and/or front facing porches min. 5' deep | Rear | Internal Side Yard | Side on Street | Rear on Street Greater than 50-foot Right-of-Way |                    |                   |
| 4.0                            | 1,800 SF 20% lots                 | 7,800                          | 65           | 120          | 25                           | 20   | 10   | 6                  | 15             | 15   | 35                 | 50%               |
|                                | 2,000 SF 80% lots                 |                                |              |              |                              |  |      |                    |                |  |                    |                   |

**REQUESTED APPEALS BY APPLICANT:**

The applicant is not requesting any appeals.

**RECOMMENDATION:**

The Development Review Committee recommends approval of this request for a Planned Development/ Concept Plan for a single family residential subdivision in accordance with all Unified Development Code requirements.