

ATTACHMENT A

Development Standards

DEVELOPMENT STANDARDS - PHASE I

82003002

DEVELOPMENT STANDARDS		
Dwelling Unit Types	R-200/MPDU	R-200/TDR
One-Family Detached		
Minimum Lot Size	6,000 s.f.	3,500 s.f.
Maximum Building Height	40'/3 stories	35'-45' – See Height Exhibit ¹
Min. Setback from Street/Front Yard	25' ²	8' to 15' as specified on individual lots
Min. Side Yard Setback	4'	3' to 4' as specified on individual lots
Min. Rear Yard Setback	20'	0' to 20' as specified on individual lots
One-Family Attached		
Minimum Lot Size	3,500 s.f.	10,000 s.f. (condominium parcel size)
Maximum Building Height	40'/3 stories	35'-45' – See Height Exhibit ¹
Min. Front Yard Setback	15'	10' min from parcel line
Min. Side Yard Setback for End Units	3'	3' min. from parcel line
Min. Rear Yard Setback	0'	10' min. from parcel line
Townhomes		
Minimum Lot Size	1,500 s.f.	1,400 s.f.
Maximum Building Height	40'/3 stories	35'-45' - See Height Exhibit ¹
Min. Front Yard Setback	3'	3'
Min. Side Yard Setback for End Units	2'	2'
Min. Rear Yard Setback ³	3'	3'
Multiple-Family (two-over-two)		
Minimum Lot Size	NA	NA
Maximum Building Height	NA	40'-55' – See Height Exhibit ¹
Min. Front Yard Setback	NA	10' min. from parcel line
Min. Side Yard Setback	NA	10' min. from parcel line
Min. Rear Yard Setback	NA	10' min. from parcel line
Pool Facility (Parcel A of Block P)		
Maximum Building Height		35'
Min. Building Setback from Street		
Snowden Farm Parkway		40'
Grand Elm Street		15'
Turtle Rock Terrace		15'
Min. Setback from Lots 31-33 Blk. P		60'

1. Included in Attachment B, second sheet.
2. In accordance with Section C-1.623 of the Zoning Ordinance.
3. Not applicable to accessory buildings.

ATTACHMENT B

- Development Status Exhibit
- Building Height Exhibit
- Revised Plans for Blocks G, H, and L
- Redesign of Blocks P, T, and U

CLARKSBURG VILLAGE PHASE 1 SITE CONSTRUCTION STATUS

