

Exhibit F

RESIDENTIAL LAND USE DEVELOPMENT STANDARDS MATRIX

	R-2, R-3, MU TC-2, BP-1	
STANDARDS	CLUSTER HOMES	PROPOSED
MIN. LOT SIZE	2,200 SF	2,204 sq.ft.
MIN. DETACHED DWELLING SIZE	900 SF	No Less than 900 SF (Final size determined at master model review)
LOT FRONTAGE	N/A	N/A
PARKING REQ.	2 SP. / UNIT (Located in garage or driveway)	2 SP. / UNIT (Garage or driveway)
MAX. HEIGHT	35'	Not to exceed 35'
FLOOR AREA MINIMUM	N/A	N/A
LANDSCAPE	ENTIRE FRONT YARD (Need Additional Trees @1 per 40' on street. 1 TREE/600 SF 1 SHRUB/300 SF ENTIRE SIDE YARD	ENTIRE FRONT YARD (Additional Trees @1 per 40' on street provided) 1 TREE/600 SF 1 SHRUB/300 SF ENTIRE SIDE YARD
PRIMARY USE		
FRONT SETBACK	10' Building - 5' Porch	10' Building - 5' Porch
SIDE SETBACK	5'	5'
BUILDING SEPARATION	N/A	N/A
REAR SETBACK	10'	10'
SIDE ON STREET SETBACK	15'	15'
EXCEPTION: (from arterial) FRONT SETBACK	50' (1)	
MAX. LIVING SPACE SETBACK	30'	N/A
SIDE SETBACK	25'	
REAR SETBACK	25'	N/A
SIDE ON PUBLIC STREET SETBACK	25'	
ACCESSORY USE		
MAX. HEIGHT	15'	15'
FRONT SETBACK	20'	N/A
FRONT SETBACK OF A SIDE LOADED GARAGE	10'	N/A
SIDE SETBACK	5'	5'
REAR SETBACK (NON-GARAGE)	5'	N/A
REAR SETBACK (GARAGE)	3'	3'
SIDE ON STREET SETBACK	10'	15'
EXCEPTION: FRONT SETBACK (from arterial) SIDE SETBACK	20'	
REAR SETBACK	15'	
SIDE ON STREET SETBACK	20'	