

# Exhibit A

## Proposed MDR Development Standards for F-8B

Development Standards for F-8B	
<b>Lot Size (minimum)</b>	
Area, Interior Lot	2,227 sq. ft.
Area, Corner Lot	3,500 sq. ft.
Width, Interior	28 ft.
Width, Corner	48 ft.
Residential Density	1 dwelling unit
<b>Setbacks</b>	
Front	8 ft.(A)
Sides	3 ft. interior (B); 12.5 ft. street side corner
Rear	4 ft. (C)
Minimum Useable Open Space	F-8B proposes limited private outdoor patio areas to the rear or sides of the proposed homes, and they will measure a minimum of 6' x 10' or 60 sq.ft. The remaining area is landscaped and maintained by the HOA.
Site Coverage	None
Height Limit	35 ft.

### Notes:

- (A) The homes are setback 8 feet from the “front” lot line, but a 4 foot sidewalk is centered on the property line, and landscaping is maintained by the HOA. This allows a minimum separation of 16 ft. between the front doors of homes.
- (B) Entry porches for lots adjacent to landscape lot A may encroach into the required side yard setback. The porches must maintain a minimum 1.5-foot setback from the adjacent side property line.
- (C) The garage doors on the shared private drive aisle easement are located a minimum of 4 feet from the 24 foot wide drive aisle. This will allow 28 feet to back out of garages.

- Red text denotes modification proposed with PL20-0206