

Attachment A

- Maximum Lot Coverage:
  - Lot coverage by all buildings, including, accessory buildings and structures shall be not more than sixty-five (65) percent of the lot.
  - Impervious surface land coverage of recreational and open space uses should not exceed fifty (50) percent for activity based recreational development and ten (10) percent for resource based recreational development.
  - The minimum landscape area shall not be less than ten (10) percent of the total lot area and shall be in conformance with the standards in article 37.

Residential Standards

- Minimum Lot Requirements:
  - Single-family dwellings and duplexes
    - Minimum lot width: 30 feet
    - Minimum lot area: 3,800 square feet
  - Townhouses
    - Minimum lot width:
      - Interior lot: 20 feet
      - Exterior lot: 30 feet
    - Minimum lot area:
      - Interior lot: 2,000 square feet
      - Exterior lot: 3,000 square feet
  - Multiple-family dwellings and other permitted structures:
    - Minimum lot width: 125 feet
    - Minimum lot area: 15,000 square feet
- Minimum Yard Requirements:
  - Single-family dwellings and duplexes
    - Front yard: 10 feet
    - Rear yard: 10 feet
    - Side yard: 5 feet
  - Townhouses
    - Front yard: 10 ft
    - Rear yard: 10 ft

- Side yard:
  - Interior units: 0 feet
  - Exterior units: 10 feet
- Multiple-family dwellings and other permitted structures:
  - Front yard: 20 feet
  - Rear yard: 20 feet
  - Side yard: 20 feet
- Building Restrictions:
  - Maximum building height:
    - SFR, duplexes, townhouses: 3 stories
    - Multiple-family dwellings: 4 stories
  - Maximum lot coverage:
    - SFR: 45%
    - SFR, duplexes, townhouses: 35% 50%
    - Multiple-family dwellings: 25%
  - Minimum Average Net Density:
    - Tier 1: 5 du/ac
    - Tier 2: 2.5 du/ac
    - Tier 3: N/A
  - Maximum Average Net Density:
    - Tier 1: N/A
    - Tier 2: N/A
    - Tier 3: .50 du/ac clustered, .20 du/ac un-clustered

Policy FL.13.07(E)(1) specifies the following general design guidelines for Tiers 1 and 2 of the Residential Neighborhood (RN) sub-category.

- a) Private neighborhood parks, plazas and civic areas shall provide an identity for individual neighborhoods.
- b) Community or regional parks and community facilities shall be located near or adjacent to planned and existing public school facilities. Joint-use recreational facilities with a public school facility shall be encouraged.
- c) Private neighborhood parks are improved areas and shall provide recreational space and may include such amenities as informal play fields, play equipment, seating areas and other such improvements.
- d) Private neighborhood parks shall be generally a minimum of ¼ acre in size and publicly accessible.
- e) Public schools shall be located in accordance with Objective

- 10.3 of the Public Schools Facilities Element.
- f) Stormwater management areas shall be designed as a visual amenity and may count towards the minimum park and common open space requirements when publicly accessible.
- g) Transit stops, where public transit is available, should be incorporated as a focal point and designed as a civic feature in a visible and secure setting of the neighborhood.

Policy FL.13.07(E)(2) specifies the following general design guidelines for Tier 3 of the Residential Neighborhood (RN) sub-category.

- a) Development shall not exceed an average maximum density of one (1) dwelling unit per ten (10) gross acres. However, where development is clustered to preserve open space, the County shall permit densities up to an average maximum net density of one (1) dwelling unit per two (2) acres.
- b) Clustered development areas shall contain a minimum of eight (8) lots and a maximum of thirty (30) lots, with a maximum front lot width of 150 feet.

Policy FL.13.07(E)(3) specifies the following general design guidelines for Neighborhood Centers within the Residential Neighborhood (RN) subcategory.

- a) The gross land area for Neighborhood Centers shall include a maximum of twelve (12) acres and shall include a park square or green of at least one (1) acre in area.
- b) Residential development shall be permitted as attached live-work units or located above ground floor commercial and professional office.
- c) Shared parking areas shall be permitted for all neighborhood center uses, including any public and civic land uses.

These policies are hereby incorporated into the DSAP and shall apply to all future development within the RN district and NC sub-district.

Residential Neighborhood (RN) Guidelines

A Preliminary Development Plan (PDP) shall be submitted for individual development parcels within the Residential Districts Tiers 1, 2 & 3 of this DSAP. The PDP shall include detailed design and architectural standards as required as a Planned Development for East Nassau Community Planning Area (PD-ENCPA). Each PDP for a Residential Neighborhood development shall be consistent with the applicable policies, development principles and general