Heritage Village Subdivision
PUD Design Standards
4/12/22

It is the intent with this proposed PUD development that we establish basic dimensional and use standards for the proposed lots. The subject property that we are proposing to convert from existing soccer fields to future residential lots is zoned MDR. The existing lots in the Heritage Park Subdivision are also zoned MDR. The existing golf course property to the South is zoned AF.

The proposed architecture should be consistent and compatible with the existing Heritage Park Subdivision in terms of building forms and exterior building materials. Front porches or covered entries with distinct roof forms are required for each single-family home or duplex unit.

Each single-family home and duplex unit is required to have a two car garage in either a convention layout or tandem configuration.

The following guidelines show our proposed PUD dimensional and use standards in the column on the left vs the dimensional and use standards for the MDR zone district on the right.

	Proposed PUD Zone Standards	Existing MDR Zone Standards
Allowed uses:	Single Family Single Family w/ Secondary Unit Duplexes	Single Family Single Family w/ Secondary Unit Duplexes
Front setbacks:	20' Garage from property line 15' Building from property line 10' Porch from property line	15' 15' 15'
Rear Setbacks:	10' from property line	15'
Side Setbacks:	5' from property line	10'
Roof Slope:	6/12 slope minimum	None specified

<u>Building height:</u>	40' maximum	40' maximum
<u>Lot Area:</u>	5,000 sf per dwelling unit On district water & sewer	6,000 sf per dwelling unit Requires CSCS or Sealed vault
<u>Lot Frontage:</u>	50' for rectangular lots 40' for pie shaped lots	50' Not specified
<u>Secondary</u> <u>Dwelling Unit:</u>	450 sf maximum floor area Only on Single Family Lots	800 sf maximum floor area Not specified
<u>On-site Parking:</u>	2 cars/ Single Family home 1 car/ Secondary Dwelling Unit 2 cars/ unit for duplex buildings	2 cars/ Single Family home 1 car/ Secondary Dwelling Unit 2 cars/ unit for duplex buildings

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