



Heritage Village Subdivision  
PUD Design Standards  
4/12/22  
Revised 4/21/22

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 with a PUD overlay. 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 will be 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 left column vs the dimensional and use standards for the MDR zone district in the center column and the Heritage Park Subdivision – Phase II Amended Final PUD Plan in the far right column.

There are additional restrictions in the existing Heritage Park Subdivision – Phase II Amended Final PUD Plan that restrict Duplexes to only Lots 4, 9, 10 & 14 with a maximum floor area of 3,000 sf per lot, exclusive of porches, garages, balconies, decks, terraces, and basements.

	<u>Proposed PUD Zone Standards</u>	<u>MDR Zone Standards</u>	<u>Heritage Park PUD Zone Standards</u>
<u>Allowed uses:</u>	Single Family Single Family w/ Secondary Unit Duplexes on Lots 12, 13 & 14	Single Family Single Family w/ Secondary Unit Duplexes	Single Family Single Family w/ Secondary Unit Duplexes on Lots 4, 9,10 & 14
<u>Front setbacks:</u>	20' Garage from property line 15' Building from property line 10' Porch from property line	15' 15' 15'	25'
<u>Rear Setbacks:</u>	10' from property line	15'	25' 35' for Lots 24-32 back into golf course
<u>Side Setbacks:</u>	5' from property line	10'	7½'
<u>Roof Slope:</u>	6/12 slope minimum	None specified	None specified
<u>Building height:</u>	40' maximum	40' maximum	32' maximum
<u>Minimum Lot Area:</u>	4,791 sf per dwelling unit On district water & sewer	6,000 sf per dwelling unit Requires CSCS or Sealed vault	7,400 sf per dwelling unit On district water & sewer
<u>Dwelling Unit Size:</u>	No maximum specified	No maximum specified	No maximum specified, except for 1,800 sf max Lots 41, 46, 48, 54

<u>Lot Frontage:</u>	50' for rectangular lots 40' for pie shaped lots	50' Not specified	Not specified
<u>Secondary Dwelling Unit:</u>	450 sf maximum floor area Only on Single Family Lots	800 sf maximum floor area Not specified	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	Not specified