

## **Applicant's Alternative Development Standards Request**

1. Residential Units – Up to twenty-one (21) residential units shall be permitted on the property.
2. Setbacks – 6 feet next to commercial and 10 feet next to single-family residential use.
3. Adjacent to residential (if not under common ownership) one tree will be planted every 25 feet with a minimum diameter of 2 ½ inches.
4. Building Height shall be limited to two (2) stories when setback ten (10) feet from property line of single-family residential use and three (3) stories when set at least twenty (20) feet.
5. A walking path will be installed around the pond and picnic areas will also be created along the walking path.
6. No more than four (4) units attached or within a single structure.
7. The minimum distance between structures, per Section 144-3.4-4(b)(1)(xii) shall not apply on the property. All development shall meet the minimum distance between structures as required by the currently adopted International Commercial Code (ICC) and International Residential Code (IRC) building code requirements.
8. A minimum 6 ft. tall to a maximum 8 ft. tall fence shall be required along the perimeter of the property, however, fencing shall not be required where an abutting property is under common ownership. A residential buffer wall per Section 144-5.3-2(h) shall not be required.