

## ATTACHMENT "B"

### SOUTHARD ESTATES PUD DISTRICT REGULATIONS April, 2003

#### I. Intent

- A. To permit single-family residential development on a land parcel with steep topography, while maintaining the heavily wooded character of the property.

#### II. Boundary of District

- A. City lots numbered 4488, 4489, 4490, 4491, 4492, 4493, 4494, 4495, 4496, 4497, 4528, 4529, and 4500 [see attached map].

#### III. Uses

- A. Principally Permitted Uses. Thirteen (13) detached single-family residences.

#### IV. Physical Development Standards

- A. Minimum Lot Size: 9,000 square feet.
- B. Minimum Frontage: 60 feet.
- C. Maximum Height: 35 feet or 2.5 stories.
- D. Yards:
  - 1. Front yard: 25 feet.
  - 2. Side Yards:
    - a. One side yard: 8 feet.
    - b. Both side yards: 16 feet.
    - c. A 15 feet side yard shall be provided along the east property lines of lot numbers 4488, 4499, and 4500, as indicated on the attached map. These side yards shall be planted with trees of a species and at a spacing so as to create a wooded effect when the trees reach maturity. These trees shall be a minimum of 2 inch caliper at the time of planting.

3. Rear yard: 50 feet.
- E. Off-street Parking: To be provided in accordance with the provisions of Section 154.184, Zoning Code.
- F. Vehicular Access: A common 18 feet wide driveway shall be provided to serve lot numbers 4528 and 4499, as indicated on the map. The standards for the construction of this driveway shall be approved by the Service Director and the Fire Chief. Vehicular turnarounds shall be provided on Lots 4494, 4528, and 4499 so that vehicles shall not be required to back into the public right-of-ways of Elm Street and Southard Lane.

V. Additional Requirements

- A. A detailed, final PUD development plan, drawn to suitable scale, shall be approved by the Planning Commission prior to approval of any subdivision of land into individual building lots. At a minimum, this development plan shall provide the following information:
  1. Actual dimensions of the site.
  2. The location of all building lots, parking and circulation areas, entrances and exits, existing and proposed signage and landscaping.
  3. Detailed specifications concerning the type of signage and landscaping, including, but not limited to, quantity, size, species, etc.
  4. Documentation that the proposal can meet the storm water drainage and retention requirements of the City of West Carrollton.
  5. Documentation that the proposed water, sanitary sewers, and other utilities can be approved by Montgomery County.
  6. Documentation that the proposed modifications to Southard Lane meet the approval of the Service Director.
- B. A site plan review and approval shall be obtained from the Planning Commission prior to the issuance of a zoning certificate or building permit for construction of, or addition to, any principal single-family dwelling. No detached, accessory buildings shall be permitted.

- C. The public sidewalks normally required by Section 152.69, Subdivision Regulations shall not be required to be installed in this subdivision initially. To insure that public sidewalks can be installed in the future, that portion of the public right-of-way where sidewalks would normally be installed shall be graded so as to accommodate such sidewalks. At such time that the City of West Carrollton determines that sidewalks in this subdivision are desirable and practical, the total cost of installing these sidewalks shall be assessed to the property owners.
- D. Unless specifically modified above, all other requirements of the Zoning Code and R-2, Single-Family Residential District shall apply.