# Revised Suggested Amendments to CUP at Cambria Crossing, Phase I, Lots 33-46

## SINGLE FAMILY DWELLING STANDARDS:

1. Area And Density:

(A) The minimum lot area for a Single-Family Dwelling shall be 4,500 square feet, except that:

a. Lots adjacent to Windmill Hills, Phase 1 on the Preliminary Master Plan shall be a minimum of 10,000 square feet.

**I am requesting to amend this section as follows:**

b. The minimum lot area of the original "Cambria Crossing Phase I, Lot's 33 – 46 as shown on plat prepared by Gay & Neel, Inc. Dated 1/18/06 entitled Plat of Subdivision of Cambria Crossing Phase I prepared for DECLYN Development, Inc., designated as Job Number 1598.0, and recorded in Plat Book 26 at pages 205 – 217" to a minimum lot size of 2,700 square feet.

2. Setbacks And Yards:

(A) Front Setback

a. Minimum front setback shall be 10 feet (including steps and porches i.e., point of construction.)

(B) Side Yards

a. The minimum side yard shall be 10 feet for lots adjacent to Windmill Hills, Phase I and five feet for all others.

b. No main building, or part of a main building, shall be constructed within an easement.

(C) Rear Yard

Each dwelling unit shall have a minimum rear yard of 15 feet, except:

a. Detached garages shall have a minimum rear yard of five feet and detached garages adjacent to Windmill Hills shall have a minimum rear yard of 45 feet.

b. Dwellings adjacent to Windmill Hills Phase I shall have a rear yard of 45 feet, as adopted on June 7, 2005, in a rezoning request on Tax Parcels 465-A-3 and 465-A-3A.

3. Frontage and Lot Depth:

(A) The minimum lot width measured at the right-of-way shall be 50 feet and be maintained, at a minimum, for the entire depth of the lot. Lots that front a cul-de-sac shall be a minimum of 50 feet wide at the 10 foot minimum setback line, and may be less than 50 feet wide at the street line. Lots adjacent to Windmill Hills, Phase I shall have a minimum width of 80 feet at the front setback line and street line.

(B) Minimum lot depth shall be 125 feet for lots adjacent to Windmill Hills and 90 feet for all others.

**I am requesting to amend this section as follows:**

(C) The minimum lot width measured at the right-of-way shall be 30 feet and be maintained, at a minimum, for the entire depth of the lot for of the original "Cambria Crossing Phase I, Lot's 33 – 46 as shown on plat prepared by Gay & Neel, Inc. Dated 1/18/06 entitled Plat of Subdivision of Cambria Crossing Phase I prepared for DECLYN Development, Inc., designated as Job Number 1598.0, and recorded in Plat Book 26 at pages 205 – 217".

4. Height:

Buildings may be erected up to 35 feet in height from street grade or lot grade at the front facade whichever is greater, except that:

(A) Accessory buildings shall not exceed the main structure in height except that when the accessory building is located at a lower ground elevation. Then the elevation of the roof line of the accessory building shall not be higher than the elevation of the roof line of the main structure, but not to exceed two stories in height.

5. Corner Lots:

The following provisions shall apply to corner lots:

(A) Of the two sides of a corner lot the front shall be deemed the shorter of the two sides fronting on the streets.
(B) The side yard on the side facing the side street shall be a minimum 15 feet or more for both main and accessory buildings.

6. Accessory Buildings:
(A) The minimum setback for accessory buildings, regardless of height, is three feet from any interior or back lot line and a minimum of 15 feet from any side street right-of-way line, except:
a. Accessory buildings on a permanent foundation shall not be constructed inside of, or on any portion of, any easement.
(B) The front facade of any accessory structure shall be set back a minimum of eight feet from the primary front facade of the principle structure.

7. Miscellaneous Provisions:
(A) Driveways
a. Driveways terminating at a two-car garage shall have a maximum width of 24 feet.
b. Driveways terminating at a one-car garage shall have a maximum width of 18 feet.
c. Lots with no garage shall provide a driveway a maximum of 18 feet wide.
d. All lots with a rear alley, shall have the driveway located off the alley.
e. Driveways shall have a minimum width of nine feet.
(B) Walkways
All principal structures shall be provided with a minimum three feet wide hard surface walkway connected to the sidewalk adjacent to the street right-of-way, or alternatively, to the driveway.
(C) Lamps
Prior to the issuance of an occupancy permit, each lot shall have installed a six foot tall post type lamp adjacent to (and inside of) the front lot line. This lamp shall be photocell controlled and, wired and metered through the dwelling's electrical system in accordance with applicable codes. Photocells shall be set to remain on during nighttime hours. Gas lamps are permitted in accordance with applicable codes.

Additional Conditions

**I am requesting to amend this section as follows:**
8. Single-family lots shall have a minimum of 30% greenspace. Two-family lots shall have a minimum of 20% greenspace. Townhouse lots shall have a minimum of 10% greenspace. All lots shall have a minimum of 20% greenspace in the front yard with the exception of original “Cambria Crossing Phase I, Lot’s 33 – 46 as shown on plat prepared by Gay & Neel, Inc. Dated 1/18/06 entitled Plat of Subdivision of Cambria Crossing Phase I prepared for DECLYN Development, Inc., designated as Job Number 1598.0, and recorded in Plat Book 26 at pages 205 – 217” which shall have a minimum of 10% greenspace in the front yard. Greenspace is defined as grassed areas or landscaped areas.