## VI. SUBAREA A

A. Description: Subarea A shall be located in the northern portion of the site, to the south of and adjacent to Brock Road. It shall consist of approximately 94.87 acres. This subarea is to contain most of the larger lots in the development and is intended to accommodate sizable homes with generous yards. Street trees along the scenic roadways in this Subarea are proposed be planted in a more informal setting to compliment the open space system.

B. Permitted Uses; Lot Types:

1. Permitted uses shall include single-family detached homes and a fire station.

2. Permitted lot types:

   a. Estate Lots
   b. Manor Lots
   c. Park Lots
   d. Court Lots

C. Number of Units: The maximum number of dwelling units in Subarea A shall be one hundred three (103). Of this total, the minimum numbers of each residential lot/unit type shall be developed:

| | |
|---|---|
| Estate Lots: | 8 units |
| Manor Lots: | 56 units |
| Park Lots: | 8 units |
| Court Lots: | no minimum |

D. Lot Dimensions; Setbacks; Garage Types: The following standards shall apply to each permitted residential lot type in Subarea A:

1. Estate Lots: Estate Lots are to be the largest in the development and are capable of accommodating significant square footages and sizable yards. These lots are subject to the following standards:

   a. Lot width: Minimum of one hundred (110) feet at the building line
   b. Lot Depth: Minimum of one hundred forty (140) feet
   c. Front yard setback: Minimum of twenty (20) feet and maximum of thirty-five (35) feet from the right-of-way. Due to the fact that Lot Numbers 24, 25, 26, 213, 214, 225, and 226 (as numbered on the preliminary plat) have frontage on heavy road curvatures, these lots shall not be required to comply with the front yard setback requirements that are otherwise applicable. The fronts of homes on these lots shall instead be required to be constructed within the build-to zone that is illustrated on the attached preliminary plat.
   d. No Build/No-Disturb Zone: Minimum of fifteen (15) feet, maximum of twenty-five (25) feet
   e. Rear Yard Setback: Minimum of twenty-five (25) feet
   f. Side Yard Setback: Minimum of seven (7) feet
   g. Lot Coverage: The maximum lot coverage shall be forty-five percent (45%)
   h. Permitted garages (see Section V(E)(6) for definitions of each garage type):
      i. Street loaded/side oriented
      ii. Street loaded/accessory front oriented
      iii. Street loaded/court oriented
      iv. Street loaded/rear located

2. Manor Lots: Manor Lots are to be slightly smaller in size when compared to Estate Lots but are still able to accommodate large homes and yards. These lots are subject to the following standards:

a. Lot width: Minimum of ninety-five (95) feet at the building line
b. Lot Depth: Minimum of one hundred thirty-five (135) feet
c. Front yard setback: Minimum of twenty (20) feet and maximum of thirty-five (35) feet from the right-of-way. Due to the fact that Lot Numbers 213, 214, 225, and 226 (as numbered on the preliminary plat) have frontage on heavy road curvatures, these lots shall not be required to comply with the front yard setback requirements that are otherwise applicable. The fronts of homes on these lots shall instead be required to be constructed within the build-to zone that is illustrated on the attached preliminary plat.
d. No Build/No-Disturb Zone: Minimum of fifteen (15) feet, maximum of twenty-five (25) feet
e. Rear Yard Setback: Minimum of twenty-five (25) feet
f. Side Yard Setback: Minimum of seven (7) feet
g. Lot Coverage: The maximum lot coverage shall be forty-five percent (45%)
h. Permitted garages (see Section V(E)(6) for definitions of each garage type):
    i. Street loaded/side oriented
    ii. Street loaded/accessory front oriented
    iii. Street loaded/court oriented
    iv. Street loaded/rear located

3. Park Lots: Park Lots are to include generous building areas and a slight reduction in lot size when compared to Estate Lots and Manor Lots, but will still retain a suburban character. These lots are subject to the following standards:

a. Lot width: Minimum of eighty-five (85) feet but less than ninety-five (95) feet at the building line
b. Lot Depth: Minimum of one hundred twenty-five (125) feet
c. Front yard setback: Minimum of thirteen (13) feet and maximum of twenty-five (25) feet from the right-of-way. Due to the fact that Lot Numbers 213, 214, 225, and 226 (as numbered on the preliminary plat) have frontage on heavy road curvatures, these lots shall not be required to comply with the front yard setback requirements that are otherwise applicable. The fronts of homes on these lots shall instead be required to be constructed within the build-to zone that is illustrated on the attached preliminary plat.
d. No Build/No-Disturb Zone: Minimum of fifteen (15) feet, maximum of twenty-five (25) feet
e. Rear Yard Setback: Minimum of twenty-five (25) feet, without accessory garage loaded from a public a street, in which case there shall be a minimum rear yard setback of fifteen (15) feet if there is an attached or detached garage on the rear of the lot that is loaded from a public street
f. Side Yard Setback: Minimum of seven (7) feet
g. Lot Coverage: The maximum lot coverage shall be fifty percent (50%)
h. Permitted garages (see Section V(E)(6) for definitions of each garage type):
    i. Street loaded/side oriented
    ii. Street loaded/accessory front oriented
    iii. Street loaded/court oriented
    iv. Street loaded/rear located

4. Court Lots: Court Lots are clustered near open spaces and shall have reduced setback requirements that, just like Cottage Lots, are intended to create a compact, village-like feel. Court Lots differ from Cottage Lots due to their smaller dimensions and restrictions on the types of allowable garages. These lots are subject to the following standards:

a. Lot width: Minimum of fifty-five (55) feet at the building line
b. Lot Depth: Minimum of one hundred twenty (120) feet
c. Front yard setback: Minimum of thirteen (13) feet and maximum of twenty (20) feet from the right-of-way
d. Rear Yard Setback: Minimum of twenty-five (25) feet, except that there shall be a minimum rear yard setback of fifteen (15) feet if there is an attached or detached garage on the rear of the lot that is loaded from a public street
e. No Build/No-Disturb Zone: Minimum of fifteen (15) feet, maximum of twenty-five (25) feet
f. Side Yard Setback: Minimum of six (6) feet
g. Lot Coverage: The maximum lot coverage shall be seventy percent (70%)

h. Permitted garages (see Section V(E)(6)for definitions of each garage type):
   i. Street loaded/side oriented
   ii. Street loaded/court oriented
   iii. Street loaded/rear located

E. Hyland Croy, McKitrick and Brock Road Setbacks: The minimum building and pavement setback from the right-of-way along Hyland Croy, McKitrick and Brock Road shall be two hundred (200) feet.

F. Fire Station: In recognition of the city's need to provide fire protection to the growing northwest area of Dublin, the developer desires to dedicate property to the City of Dublin within the Tartan Ridge PUD for such a use. A fire station shall be permitted within Subarea A and, if constructed, shall be located north of the elementary school site with frontage on Hyland-Croy Road. Should a fire station not be developed in this portion of Subarea A, then no other uses shall be permitted thereon and this property shall remain as open space or parkland. Regardless of the use found thereon, this portion of Subarea A shall be included in the open space calculation for the Tartan Ridge PUD.

The development standards that are applicable to the fire station, such as acreage, setbacks, lot coverage, and related concerns, shall be in accordance with that which is approved as a part of the final development plan for such a use. The fire station shall be developed with architecture that is complimentary to the architecture that is found within the Tartan Ridge PUD.