

Subarea 2: Single Family

Permitted Uses:

The following uses shall be permitted within Subarea 2:

- A. Single Family Residential.

Lot Size and Density:

1. Minimum lot width at building line shall be 80'.
2. All lots shall have a minimum size requirement of 10,000 square feet.
3. Gross density may not exceed 2.5 units per acre.
4. Five (5) one acre lots shall be located on Summit View Road with a minimum lot width of 150'.

Yard and Setback Requirements:

1. Minimum front yard setback shall be 35'.
2. Minimum side yard setback shall be 18' total with a minimum of 8' per side.
3. Rear yard setback shall be 25% of lot depth or a maximum of 50'.
4. Minimum front yard setback off Summit View shall be 50'.
5. Minimum side yard setback off Summit View shall not be less than 25'.

Height Requirements:

1. Maximum height for structures in Subarea 2 shall be 35' as defined by Dublin Zoning Code.

Open Space Requirements:

1. 3.6 acres within the ravines shall be preserved as natural areas as indicated on Figure 13 of the development plans.

Circulation:

1. The main east/west artery shall have a minimum right-of-way of 66' and 40' pavement back to back with a separate bike path in addition to the 40' pavement.
2. All other local public access streets shall have a 50' right-of-way and a 28' pavement back to back.

3. Minor collector shall have a 60' R.O.W. and 36' pavement back to back.
4. R.O.W. on Summit View Road shall be provided for at a distance of 30' from the centerline per side.

Landscaping:

1. Street trees shall be provided along all residential streets within Subarea 2 in accordance to City of Dublin Code. Street trees shall be located on 1' inside of public right-of-way.

Development Standards:

1. Development Standards shall be submitted with final plans (no build zones, fencing, etc.)