

**HYLAND-CROY GATEWAY EAST
PLANNED UNIT DEVELOPMENT (PUD) ZONING DISTRICT**

May 23, 2017

I. SUMMARY:

A. Introduction: The Hyland-Croy Gateway East Planned Unit Development District is being created in order to provide a variety of residential options. This community will provide for the development of single-family homes and will allow for the development of a limited number of twin single-family homes as well as an adult congregate living facility (ACLF). Twin single-family homes, if constructed, will be age-restricted in accordance with the requirements of federal law. The ACLKF will provide independent living and assisted living residential opportunities as provided in more detail below.

B. Organization of the Zoning District: This zoning district is comprised of 45.5 +/- acres of property located to the east of and adjacent to Hyland-Croy Road, to the north of the U.S. Route 33/Post Road interchange, and to the west of and adjacent to the Post Preserve residential subdivision. The Park Place residential subdivision is located to the north of and adjacent to the site.

This development will consist of two subareas. Subarea A is approximately 9.6 acres in size and is located in the southern portion of the zoning district and will provide for the development of ACLKF uses. Subarea B consists of 35.9 +/- acres that cover the northern portion of the zoning district's acreage. It will provide for the development of single-family homes and twin single-family attached homes.

C. Development Standards: Development in this zoning district shall comply with the standards in this text. Unless otherwise specified in the submitted drawings or in this written text, relevant provisions of the Dublin City Code shall apply to this subarea. If there is a conflict between the development standards contained in the Dublin City Code and this text, the standards contained in this text shall govern.

II. SUBAREA A: Subarea A includes 9.6 +/- acres located in the southern portion of this zoning district. This subarea will accommodate the development of ACLKF uses as described below. Subarea A may consist of more than one tax parcel.

A. Permitted Uses: ACLKFs shall be the only permitted use in this subarea. For purposes of this text, an "ACLF" shall be defined to mean "one or more buildings providing living accommodations for senior citizens and the elderly with one or more levels of care, including (but not necessarily limited to) nursing care, on-site dispensary facilities for medication prescribed by a physician providing care only to residents on-site, dining facilities, and assistance with other activities of daily living. This term shall include, but not necessarily be

limited to, so-called independent living and assisted living residential facilities, and licensed residential care and/or age-restricted congregate living apartments.”

B. Density, Lot and Setback Commitments:

1. Number of Units: There shall be a maximum of 175 residential units in this subarea. For purposes of this text, a “residential unit” shall mean “a unit in which one or two individuals resides.” The maximum gross floor area of ACLF uses shall not exceed 17,000 square feet per gross acre contained within Subarea A.

2. Lot Coverage: Maximum lot coverage within this subarea shall not exceed 65%.

3. Setbacks:

(a) Hyland-Croy Road: There shall be a minimum parking and building setback of 100 feet as measured from the edge of the right-of-way of Hyland-Croy Road as it exists on the date when this text becomes legally effective, except where indicated on the Development Plan exhibits for Subarea A. Drive aisles shall be permitted to encroach up to 40 feet into this setback, and sidewalks and leisure paths shall be permitted anywhere within this setback as shown on an approved final development plan.

(b) Post Road: There shall be a minimum parking and building setback of 100 feet as measured from the edge of the right-of-way of Post Road as it exists on the date when this text becomes legally effective. Paths shall be permitted anywhere within this setback as shown on an approved final development plan.

(c) Perimeter Boundaries: There shall be a minimum pavement and building setback of 30 feet from the eastern boundary line of this subarea. There shall be a minimum building and pavement setback of 10 feet from the northern boundary line of this subarea.

(d) Interior Parcel Lines: There shall be a zero setback required for buildings and pavement for interior parcel lines within this subarea. Where buildings or pavement cross interior parcel lines, appropriate easements detailing rights of use and obligations for maintenance shall be recorded with the Office of the Recorder of Union County, Ohio.

C. Access, Parking, Pedestrian, and Traffic-Related Commitments:

1. Minimum Parking: Parking shall be provided at the minimum rate of 0.7 spaces per residential unit, unless otherwise approved as part of a final development plan, to serve permitted uses in Subarea A. Parking spaces within garages shall count toward the minimum parking requirement. Final locations of exterior parking spaces shall be

approved as part of a final development plan. Buildings and uses on one tax parcel within Subarea A may be served by parking spaces located on that tax parcel and/or parking spaces that are located on another tax parcel within Subarea A in order to meet parking requirements, provided that necessary cross parking and cross access easements are recorded with Union County.

2. Access Points: Primary vehicular access to and from this subarea shall be provided from a new public street located generally parallel to Hyland-Croy Road that ends at the northern boundary line of Subarea A. A private access drive shall extend into Subarea A with a minimum width of 22 feet in the general location shown on the preliminary development plan and may serve more than one tax parcel in this Subarea provided that a cross access easement is recorded with Union County. The final location of this private access drive and other access drives within this subarea shall be approved as part of a final development plan for this subarea.

3. Hyland-Croy Road ROW: No additional right-of-way for Hyland-Croy Road shall be required to be dedicated from Subarea A.

4. Post Road ROW: No right-of-way dedication for Post Road shall be required in conjunction with the development of Subarea A.

5. Private Walks: A private walk system shall be provided within Subarea A to accommodate internal pedestrian circulation with connections to Subarea B. Locations and specifications shall be approved as part of a final development plan.

D. Buffering, Landscaping, Open Space and Screening Commitments:

1. Open Space: Open spaces are conceptually illustrated on the preliminary development plan. Final detailed locations and sizes of these open spaces shall be approved as part of a final development plan. The open spaces in this subarea shall be owned and maintained by the owner of the ACLF facilities.

2. Street Trees: Street trees shall be provided on both sides of the private access drive at a rate of 1 tree per 40 linear feet and in locations that are approved as part of a final development plan. Trees may be equally spaced or planted in groupings provided that the total quantity equals 1 tree per 40 linear feet. Street trees shall be a minimum of 2 inches in caliper at installation. Street trees shall be provided as listed in Appendix E to the Dublin City Code. Other appropriate tree species not listed in Appendix E may be presented and approved as part of a final development plan.

3. Landscaping: Except as otherwise provided in other sections of this text, the minimum landscaping size at installation shall be in accordance with City of Dublin Code Section 155.133, Minimum Landscaping Requirements.

4. Rural Corridor Landscaping:

(a) A landscape plan for the rural corridor along Hyland Croy and Post Road shall be provided as part of the final development plan. It is the intent for the rural corridor landscape to have a consistent treatment and character along the frontage of Subareas A and B.

(b) The rural corridor landscape may include low earth mounds with gentle slopes not greater than 4:1, fencing, walls, entry features, and signage at key locations. In lieu of formal street tree plantings, deciduous trees shall be provided at a ratio of 4 trees per 100 linear feet of frontage. Within the rural corridor setback, these trees shall be planted closer to the right of way to mature and reflect what might have been a historic tree row. Native tree species should be considered in the landscape plan and trees may be planted in groupings provided the total quantity equals 4 trees per 100 linear feet. Shrub plantings and ornamental grasses may be included as part of the overall rural corridor landscape concept.

5. Storm water Basins: Storm water basins may be located within the required setbacks and shall have a minimum of 1 fountain or aerator provided in each.

6. Screening of Service Structures: A service courtyard is proposed for Subarea A. This courtyard area is anticipated to include generators, dumpsters and/or a compactor, loading docks, transformers and cooling towers. This courtyard area will strive to meet the intent of screening required per Dublin City Code Section 153.133 (C) by providing an overall comprehensive screening approach for the service courtyard area verses enclosing each service structure individually on all sides. A detailed plan shall be provided as part of the final development plan. This plan may utilize portions of the proposed structures, partial masonry walls, earth mounding and landscaping to screen the service courtyard.

7. Preservation of Existing Vegetation: The developer shall make reasonable attempts to preserve existing trees within 10 feet of the eastern property line where practical and feasible. This shall not preclude the developer from removing trees necessary for grading of infrastructure, utilities and providing adequate site drainage.

E. Tree replacement:

1. A tree replacement plan shall be provided as part of the final development plan.
2. Trees planted within this subarea that are not required to fulfill another landscape requirement in the Dublin City Code may be counted toward tree replacement. This includes but is not limited to tree plantings around stormwater management areas and along the private access drive, in open spaces, along property perimeters, and the tree plantings along the rural corridor may be counted toward tree replacement. For

purposes of calculating tree replacement requirements for both Subareas A and B, trees that must be removed in order to extend public streets into this zoning district from the east shall not be required to be replaced by the Developer.

F. Architectural Standards:

1. Maximum building height: Buildings in this subarea shall be no more than three stories and shall have a maximum height of 42 feet as measured from finish floor height to the highest point of the coping of a flat roof or to the mean height level between eaves and ridge of a gable, hip or gambrel roof.

2. Design: The preliminary designs of buildings in this subarea are included in architectural drawings which accompany this text. The drawings which are approved as part of the preliminary development plan shall represent the architectural character for this subarea in addition to the standards that are provided in this text. The final designs of the buildings in this subarea shall be approved as part of a final development plan.

3. Exterior Materials: Permitted primary and secondary materials for buildings in this subarea are as follows:

(a) Primary Materials

i. Permitted Cladding Materials

1. Brick
2. Stone/Synthetic Stone
3. Stucco/Synthetic Stucco
4. Wood siding
5. Fiber Cement Siding
6. Vinyl Siding - .44 mil minimum

(b) Secondary Materials

- i. Gypsum Reinforced Fiber Cement Trim
- ii. Decorative Synthetic Millwork for Exterior Applications
- iii. Composite Trim
- iv. Metal Trim

(c) Roofing Materials

- i. 25 year or better dimensional asphalt shingles, minimum 240 lbs./square weight
- ii. Metal standing seam
- iii. EPDM roofing

4. Lighting:

- (a) Security lighting, if used, shall be of a motion sensor type.

(b) Street lighting, if used, shall not exceed 18 feet in height. Fixtures and their colors and spacing shall be approved at time of final development plan. Street light poles and fixtures shall be consistent in height, color, and appearance throughout the subarea.

(c) Lighting of entry features and any additional proposed lighting shall be provided and approved at time of final development plan. Ground mounted lighting shall be shielded and landscaped.

(d) Fully shielded, cut-off type lighting fixtures shall be required. Exterior lighting fixtures shall be similar in appearance throughout this subarea.

G. Signage Commitments:

1. It is the intent for the signage to be consistent in character along the frontage of Subareas A and B.

2. Signage within this subarea shall be generally provided as provided below. A signage package shall be submitted for review and approval by the Planning Commission as part of a final development plan for this subarea.

(a) A low stone wall not to exceed 4 feet in height and a maximum length of 60 linear feet shall be generally located near the intersection of Post and Hyland Croy Road. A sign shall be incorporated into the stone wall with the total sign area not exceed 32 square feet and a maximum of 3 feet in height. This sign shall be externally illuminated.

(b) One off premise sign for Subarea A shall be permitted in Subarea B as indicated on the preliminary development plan. This sign shall be incorporated into a masonry base and be compatible in design with the signage for Subarea B. Sign area shall not exceed 24 square feet and shall not exceed 8 feet in height. The sign may be located in the median within the right of way but must meet all applicable setbacks for site distance.

3. Additional signage shall be in accordance with the code standards with specifications provided with the final development plan.

H. Utilities: All new utility lines and wiring shall be placed underground. Utility easement locations and widths shall be determined in the final development plan for this subarea.

III. SUBAREA B: Subarea B includes 35.9 +/- acres that cover the northern three-quarters of the zoning district's acreage. It will provide for the development of single-family homes and will allow for the development of a limited number of twin single-family attached homes as provided below.

- A. Permitted Uses: Permitted uses in Subarea B shall be as follows:
1. Single-family detached residences.
 2. Twin single-family attached residences, defined to mean “two residential living units contained in the same building with a shared party wall to divide individual living units.”
 3. Publicly or privately owned parks and open spaces.
 4. Model homes and sales offices, in accordance with Dublin City Code Section 153.073(D). One single-family model home and one twin single-family model home shall be permitted in this subarea, except that if only single-family homes are developed in Subarea B, two model homes shall be permitted.
 5. Home occupation uses in association with a permitted dwelling, in accordance with Dublin City Code Section 153.073(A)-(C).
 6. Accessory uses and structures in association with permitted principal uses and structures as specified in Dublin City Code Section 153.074.
- B. Owners’ Association: Prior to commencing construction of the first residential unit in Subarea B, the Developer shall create a homeowners’ association (an “HOA”) to govern the subarea. Separate HOAs may be created to govern different phases of development in this subarea. The HOA(s) shall be responsible for the maintenance of open spaces within Subarea B which are not maintained by the City as parkland and shall be responsible for the maintenance and operation of entry features for the residential community contained in this subarea. The written instruments that create the HOA(s) shall be recorded with the Office of the Recorder of Union County, Ohio and shall require each homeowner within Subarea B to pay an assessment charge to the HOA(s) for the purpose of funding the operations and obligations of the HOA(s).
- C. Density, Lot and Setback Commitments:
1. Number of Units: There shall be a maximum of 110 residential units in this subarea, consisting of either (a) all single-family homes or (b) a combination of single-family and twin single-family homes, provided, however, that in the latter scenario no more than 20 buildings containing a maximum of 40 units shall be twin single-family units. Only single-family homes shall be permitted on lots that back onto the eastern boundary line or the northern boundary line of this subarea.
 2. Lot Coverage: Maximum lot coverage on each parcel within this subarea shall not exceed 70%.

3. Lot Widths and Depths; Frontage: There shall be a minimum lot width of 52 feet for lots on which single-family homes are constructed, as measured at the minimum required building setback line, and a minimum lot width of 35 feet for such lots as measured at the shared boundary line with the right-of-way at the front of the lot. There shall be a minimum lot width of 47 feet for lots on which twin single-family homes are constructed, as measured at both the minimum required building setback line and at the shared boundary line with the right-of-way at the front of the lot. All lots in this subarea shall have a minimum lot depth of 110 feet. All homes shall front on a public street. On corner lots, the front of the lot shall be specified and approved as part of a final development plan.

4. Setbacks:

(a) Hyland-Croy Road: There shall be a minimum pavement and building setback of 100 feet as measured from the edge of the right-of-way of Hyland-Croy Road after the required 50-foot dedication of right-of-way from this subarea is completed as detailed elsewhere in this text. Public streets, leisure paths, and sidewalks may be located within this setback.

(b) Front Yards: There shall be a minimum front yard setback of 20 feet for homes from any public right-of-way. On corner lots, the front yard shall be indicated on an approved final development plan for purposes of building orientation and determining from which property line to measure the minimum required front yard setback. Stoops, steps, eaves and covered porches shall be permitted to encroach a maximum of 5 feet into the minimum required front yard setback line.

(c) Rear Yard Setbacks: The minimum rear yard setback for homes shall be 10 feet as measured from the rear property line of the lot, except that the minimum rear yard setback for single-family homes that back onto the eastern boundary line of this subarea shall be 30 feet as measured from the rear property line of the lot and the minimum rear yard setback for single-family homes that back onto the northern boundary line of this subarea shall be 25 feet as measured from the rear property line of the lot. Patios shall be permitted to encroach up to 5 feet and eaves shall be permitted to encroach up to 2 feet into the required minimum rear yard setback.

(d) Side Yard Setbacks:

(i) Single-Family Homes: On lots containing single-family homes, there shall be a minimum side yard setback of 5 feet as measured from the side property line, except that where a lot's side property line is the eastern boundary line of this subarea, the minimum side yard setback from that side property line shall be 10 feet. Eaves shall be permitted to encroach up to 2 feet into the required side yard setback.

(ii) Twin Single-Family Homes: On lots containing twin single-family homes, there shall be a minimum side yard setback of 5 feet as measured from the side property line, and there shall be a zero setback required between units contained within the same structure. A shared party wall maintenance agreement shall be recorded for each twin single-family building with the Office of the Recorder of Union County, Ohio before either unit in that building is sold and shall provide for the respective responsibilities of the two unit owners with respect to that wall. Eaves shall be permitted to encroach up to 2 feet into the required side yard setback.

(e) Fences: Any fences (except for fences required per Dublin City Code Section 153.133) shall be limited to 6 feet in height and shall be submitted for approval with the final development plan

D. Access, Parking, Pedestrian, and Traffic-Related Commitments:

1. Off-Street Parking: Each single-family home and each twin single-family unit shall have a minimum two-car garage and shall be required to have a minimum of 2 off-street parking spaces on their driveways in addition to parking spaces within the garage.

2. On-Street Parking: On-street parking shall be permitted on public streets within this subarea in accordance with Dublin City Code. Final locations of on-street parking shall be approved as part of a final development plan.

3. Access Points: Primary vehicular access to and from this subarea shall be provided from Hyland-Croy Road in the general locations shown on the approved preliminary development plan.

4. Hyland-Croy Road ROW: Prior to the issuance of the first building permit for a home or building to be constructed in this subarea, the owner of Subarea B shall be required to dedicate right-of-way for Hyland-Croy Road for a distance of 50 feet from the centerline of that street as it exists on the date that this text becomes legally effective.

5. Other Street Widths and Rights-of-Way: The internal vehicular transportation system for this subarea shall include only public streets. These public streets shall include extensions of Holbein Drive, Stillhouse Lane, and Springview Lane westward into the subarea and the construction of other public streets as generally shown on the preliminary development plan. All public streets in this subarea shall have a right-of-way width of 50 feet and a pavement width of 28 feet measured back-of-curb to back-of-curb. Public streets shall be of curb-and-gutter construction.

6. Public Street Improvements and Construction: The applicant has submitted a traffic study for review of the City in conjunction with the filing of the preliminary development

plan. Public street improvements that are required with respect to the development of this subarea shall be determined in the approved traffic study. The respective obligations of the developer of Subarea B and the City with respect to the construction of these public street improvements and the payment of related costs shall be detailed in a separate written infrastructure agreement between them which shall be based upon the traffic study.

7. Leisure Trails; Public Sidewalks: Asphalt leisure trails with a width of 6 feet shall be constructed by the Applicant/Developer in the general locations identified in the approved preliminary development plan. Final locations for asphalt leisure paths shall be approved as part of a final development plan. Public sidewalks shall be constructed of concrete and shall be a minimum of 4 feet in width, and shall be located on both sides of all public streets other than Hyland-Croy Road.

E. Buffering, Landscaping, Open Space and Screening Commitments:

1. Parkland and Open Space: Parkland and open space shall be provided in this subarea in accordance with the requirements of Dublin City Code as indicated in the approved preliminary development plan. Final detailed locations and sizes of these open spaces and the ownership of and maintenance responsibilities for the same shall be approved as part of a final development plan.

2. Hyland-Croy Rural Corridor Landscaping:

(a) A landscape plan for the rural corridor along Hyland Croy shall be provided as part of the final development plan. It is the intent for this rural corridor landscape to be a consistent landscape treatment and character along the frontage of Subareas A and B.

(b) The rural corridor landscape may include low earth mounds with gentle slopes not greater than 4:1, fencing, walls entry features and signage at key locations. In lieu of formal street tree plantings, deciduous trees shall be provided at a ratio of 4 trees per 100 linear feet of frontage. Within the rural corridor setback, these trees shall be planted closer to the right of way to grow and reflect what might have been a historic tree row. Native tree species should be considered in the landscape plan and trees may be planted in groupings provided the total quantity equals 4 trees per 100 linear feet. Shrub plantings and ornamental grasses may be included as part of the overall rural corridor landscape concept.

3. Storm Water Basins: Storm water basins may be located within the required setbacks and shall have a minimum of 1 fountain or aerator provided in each.

4. Street Trees: Street trees shall be required to be planted within the rights-of-way on both sides of public streets within this subarea (other than Hyland-Croy Road), except

that this requirement shall not apply to the sides of streets which abut parks or reserve areas (the planting requirements, if any, for these areas shall be approved as part of the relevant final development plan). Street trees shall be spaced per the City of Dublin Code Section 153.134, *Street Tree and Public Tree Requirement* and species selected from the list in Appendix E: *Recommended Trees*. Other appropriate tree species not contained within Appendix E and alternate spacing may be presented and approved as part of the final development plan or by the City Forester.

5. Landscaping: Except as otherwise provided in other sections of this text, the minimum landscaping size at installation shall be per City of Dublin Code Section 153.133 Minimum Landscape Requirements.

6. Stream Corridor Protection Zone: A stream corridor protection zone shall be created along the stream located within this subarea with a variable width as shown on the preliminary development plan. The final widths of this zone shall be approved as part of the final development plan, provided that they shall be substantially consistent with that which is approved as part of the preliminary development plan. No improvements shall be made within the stream corridor protection zone, except storm water basin outlets may be located therein. Storm water basin outlets may also encroach into floodways located in this subarea. A pedestrian path shall be permitted to cross the stream corridor protection zone in a location that is approved as part of the final engineering for this subarea and in accordance with all required state and/or federal permits.

7. Preservation of Existing Vegetation: The developer shall make reasonable attempts to preserve existing trees within 10 feet of the eastern property line and along the stream corridor protection zone where practical and feasible. This shall not preclude the developer from removing trees necessary for grading of infrastructure, utilities and providing adequate site drainage.

F. Tree replacement:

1. A tree replacement plan shall be provided as part of the final development plan.
2. Trees planted within this subarea that are not required to fulfill another landscape requirement in the code may be counted toward tree replacement. This includes but is not limited to tree plantings around storm water management areas, in open spaces, along property perimeters, and of the tree plantings along the rural corridor may be counted toward tree replacement. For purposes of calculating tree replacement requirements for both Subareas A and B, trees that must be removed in order to extend public streets into this zoning district from the east shall not be required to be replaced by the Developer.

G. Signage Commitments:

1. It is the intent for the signage to be consistent in character along the frontage of Subareas A and B.
2. Signage within this subarea shall be generally provided as provided below. A signage package shall be submitted for review and approval by the Planning Commission as part of a final development plan for this subarea.

(a) Entry features shall be provided along Hyland Croy Road along either side of the two vehicular entries on the south side of the stream and the single vehicular entry at the north side of the stream. These entry features may include but not be limited to fencing, walls, columns and landscaping. Signage may be included at each of these entries as described herein.

(b) The southernmost vehicular entry along Hyland Croy shall be reserved for an off premise sign for Subarea A as described in the Subarea A standards. There shall be no additional signage for Subarea B at this entry unless the developer of Subarea A chooses not to install a sign at this location, then the developer of Subarea B may install a sign consistent in character, sign area and height as permitted in Subarea A.

(c) The middle entry along Hyland Croy (south of the stream) shall have a sign incorporated into a masonry base and be compatible in design with the sign proposed for Subarea A at the southern entry. The sign shall not exceed 24 square feet in area and 8 feet in height. The sign may be located in the median within the right of way but must meet all applicable height and setbacks for site distance.

(d) The northern entry along Hyland Croy Road (north of the stream) shall have a sign signage located within an entry feature on either side of the street. The sign shall not exceed 24 square feet in area and 8 feet in height. This sign shall be incorporated into a masonry base and be compatible in materials and character to the southern signs. The sign and any associated landscaping shall meet all applicable heights and setbacks for site distance.

3. Additional signage shall be in accordance with the code standards with specifications provided with the final development plan.

H. Architectural Standards: All single-family and twin single-family homes in this subarea shall meet the residential appearance standards in Dublin City Code Section 153.390 unless otherwise provided in this text or approved as a part of architectural drawings that are approved as part of a final development plan. Architectural elevations and renderings have been provided as part of the preliminary development plan to demonstrate the architectural character and intent of architectural design of both the single-family homes and twin single-family homes.

1. Maximum building height: Homes shall be 1 or 2 stories and shall have a maximum height of 35 feet as measured in accordance with Dublin City Code.
2. Exterior Materials: Permitted primary and secondary materials for buildings in this subarea are as follows:
 - (a) Primary Materials: Permitted Cladding Materials include brick, stone/synthetic stone, stucco/synthetic stucco, wood siding, and fiber cement siding.
 - (b) Secondary Materials: Gypsum Reinforced Fiber Cement Trim, decorative synthetic millwork for exterior applications, composite and vinyl trim.
 - (c) Roofing Materials: 25 year or better dimensional asphalt shingles (minimum 240 lbs/square weight) and metal standing seam.
 - (d) Windows may be vinyl.
3. Architectural Diversity: At the time that this zoning text has been submitted for review as part of the preliminary development plan application for this zoning district, it is anticipated that a minimum of two base single-family and twin single-family home designs will be used to meet market demand. Variations in materials and colors of the exterior elevations will be incorporated to provide diversity in terms of exterior appearances.
5. Garages: Front-loaded and attached garages shall be permitted on each home. Single-bay or double-bay garage doors shall be permitted.
6. Skylights: Skylights in portions of the roof that are not visible from the public street, parkland, or open space which is adjacent to the parcel on which a home is located shall be permitted.
7. Lighting:
 - (a) Security lighting, when used, shall be of a motion sensor type.
 - (b) Street lighting shall be provided with the fixture, color, locations, and spacing to be approved at time of final development plan. Street light height shall not exceed 18 feet in height. Street light poles and fixtures shall be consistent in height, color, and appearance throughout the subarea.
 - (c) Lighting of entry features and any additional proposed lighting shall be provided and approved at time of final development plan. Ground mounted lighting shall be shielded and landscaped.

- (d) Fully shielded, cut-off type lighting fixtures shall be required. Exterior lighting fixtures shall be similar in appearance throughout this subarea.
8. Swimming Pools: Swimming pools shall be prohibited in this subarea.
 9. Storage Buildings:
 - (a) Storage Sheds: Storage sheds shall be prohibited.
 - (b) Equipment Storage: Storage of all maintenance equipment shall be within garages or otherwise screened from off-site view. Such items should not be visible from streets, common open spaces, adjacent lots or developments.
 - (c) Vehicle Storage: All campers, off-road vehicles (i.e. box trucks), and boats, must be parked within an enclosed garage. No undrivable vehicles or parts of vehicles may be stored outside.
 10. Mailboxes: Each residence shall be required to install and maintain a standard mailbox as detailed in the final development plan for this subarea.
 11. House Numbering: Each residence shall be required to install house numbers in a common location on the home or on a mailbox.
 12. Garbage Cans: All garbage cans and other waste containers shall be kept in garages or within approved screened areas.
- I. Signage Commitments: Signage within this subarea shall be in accordance with standards and specification that shall be provided with a signage package that is submitted for review and approval by the Planning Commission as part of a final development plan for this subarea.
- J. Utilities: All new utility lines and wiring shall be placed underground. Utility easement locations and widths shall be determined in the final development plan for this subarea.