

**DUBLIN GATEWAY  
PLANNED UNIT DEVELOPMENT (PUD) ZONING DISTRICT**

**March 26, 2020**

**Development Text**

I. **SUBAREA A:** Subarea A is comprised of 9.9+/- acres located in the southern portion of this zoning district. This subarea will accommodate the development of ACLF uses as described below. Subarea A may consist of more than one tax parcel.

A. **Permitted Uses:** ACLFs shall be the primary permitted use in this subarea. Open Space, parkland and improvements associated with such open space/parkland as well as parking for the ACLF facility(s) shall also be permitted uses. 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 (age restricted to 55+ years of age in accordance with Federal Laws which permit such restrictions) 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 facilities age restricted to 55+ years of age in accordance with Federal Laws which permit such restrictions, skilled nursing, memory care, licensed care and/or age-restricted congregate living apartments, nursing homes, medical rehabilitation facilities, either individually or in some combination thereof.”

B. **Design Intent:** The preliminary development plan and this PUD zoning text are intended to reflect commitments and other development standards/details for Subarea A. A detailed site plan with building elevations shall be submitted for final development plan approval.

C. **Density, Lot and Setback Commitments:**

1. **Number of Units:** There shall be a maximum of 150 units in this subarea. For purposes of this text, a “unit” shall mean “a room or living space in which one or two individuals resides or in which 1 or 2 beds are located.” The maximum gross floor area of ACLF uses shall not exceed 14,500 square feet per gross acre contained within Subarea A as a permitted use.

2. **Lot Coverage:** Maximum lot coverage within this subarea shall not exceed 70%.

3. **Setbacks:**

(a) **Hyland Croy Road:** There shall be a minimum building and pavement setback of 100 feet as measured from the edge of the right-of-way of Hyland Croy Road as such right of way exists on the date when this text becomes legally effective, except where

may otherwise be indicated on the Development Plan exhibits for Subarea A. Sidewalks, leisure paths and basins shall be permitted to encroach anywhere within this setback as shown on an approved final development plan.

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

(c) Perimeter Boundaries: There shall be a minimum building and pavement 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. Paths and basins shall be permitted anywhere within this setback as shown on an approved final development plan.

(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.

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

1. Minimum Parking: There shall be a minimum of 0.5 parking spaces and a maximum of 1.5 parking spaces provided per unit in this subarea, as provided by the applicant in the final development plan application for this subarea. 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. It is the intent of the development to minimize the appearance of parking lots from view along Hyland Croy Road and adjacent neighborhoods. It is understood that parking, traffic circulation/drop off may be a feature or signature entry of an ACLF end user, such that final determinations as to site layout, location of parking and appropriate views/mounding/screening for parking shall be made at the time of final development plan.

2. Access Points: Primary vehicular access to and from this Subarea A shall be provided from a new public street located generally perpendicular to Hyland Croy Road that is adjacent to 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.

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

1. Open Space: Open spaces are conceptually illustrated on the preliminary development plan. Final details 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 Subarea A, as detailed on the preliminary development plan.

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 as that code exists at the time this rezoning and preliminary plan are approved. Street trees shall be installed in accordance with the City of Dublin Code. The City Forester shall determine final type and location.

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 153.133, Minimum Landscaping Requirements.

(a) High quality foundation plantings shall be required around each building, with numbers, spacing, and species to be reviewed and approved as part of the final development plan for this subarea.

(b) The perimeter screening along the east property line shall include the provision of additional deciduous trees to fill gaps in the existing tree row with the balance of the screening requirement to include continuous screening to a minimum height of 6 feet. Perimeter screening along the north property line shall include continuous evergreen screening to a minimum height of 6 feet. A landscape plan for this area shall be approved as part of the final development plan.

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 (but are not required) as part of the overall rural corridor landscape concept. All final species and tree placement subject to final approval by the City Forester.

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: Screening shall meet the intent of screening required per Dublin City Code Section 153.133 (C) by providing an overall comprehensive screening approach. 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 or enclosures.

7. Preservation of Existing Vegetation: The developer shall 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.

8. Fences: Fences may be permitted but shall not be required in this subarea. Fencing (except for fences required per Dublin City Code Section 153.133 and fencing as part of the Rural Corridor Landscaping as provided in Section 3 above) shall be a decorative, open metal style with masonry piers for sections of fence that exceed the normal Code allowance of 4 feet in height to be approved with the final development plan. Other/different fencing may be approved as a part of a final development plan.

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 Dublin City Code may be counted toward 50% of required 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.

G. Architectural Standards:

1. Maximum building height: Primary use buildings in this subarea may be no more than two stories and may have a maximum height of 35 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. Accessory buildings and garages shall have architecturally integrated design with the primary buildings and shall not exceed 25 feet in height.

2. Design: The final designs of the buildings in this subarea shall be approved as part of a final development plan. Buildings shall have the appearance of a pitched roof and four-sided architecture provided.

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

(a) Primary Materials: Permitted primary cladding materials shall include:

1. Brick
2. Stone/Synthetic Stone
3. Stucco/Synthetic Stucco
4. Wood siding
5. Fiber Cement Siding
6. Additional materials determined acceptable by the Planning and Zoning Commission

(b) Secondary Materials: Permitted trim materials shall include:

1. Gypsum Reinforced Fiber Cement Trim
2. Decorative Synthetic Millwork for Exterior Applications
3. Composite Trim
4. Metal Trim
5. Stucco
6. EIFS

(c) Roofing Materials: Permitted roofing materials shall include:

1. 25 year or better dimensional asphalt shingles, minimum 325 lbs./square weight
2. Metal standing seam
3. EPDM roofing where not visible from grade, adjacent right of ways or adjacent properties.

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.

H. 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 provided as set forth below. A comprehensive signage package shall be submitted for review and approval by the Planning Commission as part of a final development plan for this subarea.

3. Subarea A signage shall include a ground sign identifying the overall development. The development sign area shall not exceed 20 square feet.

4. Signs and entry features shall be permitted within the Hyland Croy setback and/or reserve median, and may be installed and maintained by the owner of Subarea A pursuant to a right-of-way encroachment permit that it shall obtain from the City. Any such sign shall meet applicable setbacks for site distance. The reserve median shall be owned and maintained privately by the owner of Subarea A.

5. Additional signage may be proposed provided in a comprehensive sign package at the time of final development plan.

I. 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.

**II. SUBAREA B:** Subarea B includes 35.6+/- acres that cover the northern three-quarters of the zoning district's acreage. It will provide for the development of single-family homes as provided below.

A. Permitted Uses: Permitted uses in Subarea B shall be as follows:

1. Single-family detached residences.

2. Publicly or privately-owned parks and open spaces and storm water facilities.
  3. Model homes and sales offices, in accordance with Dublin City Code Section 153.073(D). Two single-family model homes shall be permitted in this subarea.
  4. Home occupation uses in association with a permitted dwelling, in accordance with Dublin City Code Section 153.073(A) and (B).
- 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. 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 90 residential units in this subarea, consisting of all single-family homes.
  2. Lot Coverage: Maximum lot coverage on internal lots within this subarea shall not exceed 70%. Maximum lot coverage for perimeter lots backing up to the east and north property line shall not exceed 60%
  3. Lot Widths and Depths; Frontage:
    - a. There shall be a minimum lot width of 53 feet for interior lots on which single-family homes are constructed, as measured at the building setback line, or a minimum corner lot width as shown at the building setback line as indicated on the Site Plan and Preliminary Plat.
    - b. Perimeter lots that back up to the east and north property line shall have a minimum lot width of 65 feet or a minimum corner lot width as shown at the building setback line as indicated on the Site Plan and Preliminary Plat.
    - c. All lots in this subarea shall have an average minimum lot depth of 110 feet and a minimum lot size of 5830 square feet.
    - d. All homes shall front on a public street.
  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, basins/storm water facilities 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 20 foot front yard setback shall be required from both public street(s) right of way and shown on the final development plan.

(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 into the required minimum rear yard setback. Lots 68, 69 and 70 as indicated on the Preliminary Plat shall have their rear yard adjacent to lots 67 and 71.

(d) Side Yard Setbacks: There shall be two standards for side yard setbacks. For interior lots, a minimum side yard setback of 5 feet as measured from each 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.

For perimeter lots along the east and north property lines, a minimum side yard setback of 7.5 feet as measured from each 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. Patios shall be permitted to encroach up to five feet into the required rear yard setback.

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

1. Off-Street Parking: Each single-family home 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.

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 8 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 and preliminary plat. All open space reserves shall be owned by the City and maintained by the HOA with the exception of storm water basins and appurtenances thereto which shall be maintained by the City. Final details of these open space reserves shall be approved as part of a final development plan.

The HOA shall own and maintain the open space reserves denoted as Reserve areas C and E on the Preliminary Plan. No change in ownership shall affect setbacks, other property site metrics or site data calculated as if the open spaces and reserves were owned by the Developer or HOA. The City ownership of open spaces or reserves shall not result in a change of any setback, development standard/site data or other property metric.

3. Hyland Croy Rural Corridor Landscaping:

(a) A detailed landscape plan for the rural corridor along Hyland Croy shall be provided as part of the final development plan, including detailed explanations for maintenance and which clearly identifies the level of maintenance for which the HOA will be responsible. 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 provided on both sides of the street 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. Street trees shall be installed in accordance with City of Dublin Code. The City Forester shall determine final type and location.

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. Performance assurances shall be provided for landscaping in accordance with City of Dublin Code.

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 and a pedestrian path may be constructed to connect with an existing nearby path. 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.

8. Fences: Fences, unless required by Dublin City Code, shall not be permitted for the residential lots in this subarea.

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 50% of required 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.

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 may be generally provided as provided below. A comprehensive signage package shall be submitted for review and approval as part of a final development plan for this subarea.

(a) Two entry features shall be permitted for Subarea B along Hyland Croy Road within the setback and in the median(s) and/or along either side of the two vehicular entries to this Subarea B. These entry features may include but not be limited to fencing, walls, columns, landscaping and signs as indicated below.

(b) Two signs shall be permitted and may be included at the Subarea B entries as described herein. Each sign area shall not exceed 20 square feet. Each sign proposed shall be installed and maintained by a property owners' association that governs Subarea B. If signs are located within the median, a right-of-way encroachment permit shall be obtained from the City. Signage for Subarea B shall be incorporated into a masonry base and/or masonry column compatible in design with the signage for Subarea A and may be incorporated into an entry feature. Sign height to be determined with the comprehensive sign package and in accordance with required site distance.

3. Additional signage may be approved with the final development plan.
4. The City of Dublin has requested this Site accommodate a ground sign to identify the adjacent Post Preserve development. This Post Preserve sign shall not exceed 20 square feet. This sign and square footage is in addition to the two signs and square footage provided for Subarea B, as set forth herein above. The final details for this additional signage (wording, design, materials, dimensions, placement, etc.) to be determined at the time of final development plan.

H. Architectural Standards: All single-family homes in this subarea shall meet the residential appearance standards in Dublin City Code Section 153.190 unless otherwise provided in this text or as a part of home building elevations and materials that are approved as part of a final development plan.

1. Maximum building height: Homes may be 1, 1 1/2 or 2 stories and may 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) Cladding Materials: The exterior cladding of all structures on all lots shall be finished using all natural materials, including brick, thin brick, stone, manufactured stone, wood, engineered wood, fiber-cement siding products, stucco or any combination thereof.

(b) Trim Materials: Wood, aluminum, PVC, urethane foam, EIFS, copper or fiber-cement products. Shutters shall be considered as trim for the purpose of meeting the Residential Appearance Code requirements.

(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 six base 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. Materials shall be natural earth tones in a warm hue.

Diversity shall also be provided such that the front elevation of any home shall not be the same as the home immediately adjacent to the home on either side or the home directly across the street.

Homes fronting on Hyland Croy Road shall require additional architectural features on the front or side façade, which may include but not be limited to: stone/synthetic stone water tables, shutters with operable hardware, masonry entry piers, etc.

4. Garages: Front-loaded and attached garages shall be permitted on each home. Single-bay or double-bay garage doors shall be permitted. All garages door openings shall be a maximum 50% of the front linear home façade, with decorative with stamped pattern and hardware.

5. 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.

6. Lighting:

- (a) Security lighting, when used, shall be of a motion sensor type.
  - (b) One coach light shall be permitted on each residential units/lots. Coach light poles and fixtures shall be consistent in height, color and appearance throughout the subarea as determined at the final development plan.
  - (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.
7. Swimming Pools: Swimming pools shall be prohibited in this subarea.
8. 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.
- I. 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.

