

Option C. Range Option (Compromise)

0-30 dwellings: 1 Cul-de-sac, 0 Conditions Apply

31-80 dwellings: 1 Cul-de-sac, Various Conditions Apply

81+ dwellings: 2 Points of Ingress/Egress Apply

Potential Conditions for the 31-80 dwelling Range:

1. The subject property must be served by County Water<sup>4</sup>
2. The subject property must either have a boulevard entrance<sup>5</sup> or a separate emergency access that is approved by both County Engineering and Fire/Rescue
3. The streets within the subject property are required to have a lane width of at least 12' (24' – 26' paved roadway)<sup>6</sup>
4. If side yard setbacks are less than 10' to the property line, then fences and HVAC units are not allowed in the side yard. Fences and HVAC units are allowed at or behind the rear corner of the dwelling.
5. 1 additional parking space for every 5 units shall be required to be constructed by the developer. The spaces shall be spread out throughout the subdivision to allow for their use by nearby residents. These spaces can be dual use with parking required/used for mailbox areas, parks, etc. The spaces shall be maintained by the HOA.
6. Streets over 500' are required to be curvilinear.
7. The entrance and primary street yard frontage to the subdivision shall include lighting and landscaping e.g. Union Springs (Union Rd).
8. Consistent with 4.07.00 additional shade trees shall be required to be planted in the development e.g. along the exterior boundaries, street frontages, etc.
9. The minimum lot size is not allowed to be less than 15,000 sqft.
10. Side yard setbacks are a minimum of 10' with no eligibility for administrative waivers.
11. If the side yard setbacks are a minimum of 10' and the minimum lot width is 90' then administrative waivers are allowed.

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<sup>4</sup> The main motivation for requiring County water is so that fire protection through hydrants and adequate fire pressure are available for the additional density/access.

<sup>5</sup> The design requirements of the boulevard entrance are important to this condition e.g. length, width, etc. Kinderloup Forest (Hwy 84 W) vs. The Gables (Knights Academy / Morgans Way)

<sup>6</sup> Typical residential streets have a lane width of 11' with a minimum total pavement width of 22'. The IFC requires a lane width of at least 20' or up to ~26' (IFC 2018 503.2 and D103.1).