

RESOLUTION NO. 42-2019

A RESOLUTION APPROVING THE REZONING OF ±32.303 ACRES WITHIN THE VILLAGE OF COMMERCIAL POINT, OHIO.

WHEREAS, Keavin R. Hill, Trustee of the Keavin R. Hill Revocable Trust (the “Petitioner”) filed a Zoning Certificate Application with the Village of Commercial Point on July 11, 2019; and

WHEREAS, The Planning and Zoning Commission of the Village of Commercial Point held a public hearing on August 22, 2019 to hear comments on this proposed zoning request; and

WHEREAS, On August 26, 2019 a recommendation to approve the new zoning for this project was received by the Council of the Village of Commercial Point; and

WHEREAS, The Council of the Village of Commercial Point held a public hearing October 7, 2019 to hear comments on this proposed zoning request; and

WHEREAS, the Council of the Village of Commercial Point has determined it to be in the best interest of the Village of Commercial Point that the zoning classification of the proposed property in the Village of Commercial Point be established;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE VILLAGE OF COMMERCIAL POINT, OHIO THAT:

SECTION I: The property containing 32.303+/- acres, which is more particularly described on the attached Exhibit A, incorporated herein by reference, is hereby designated as a Planned Residential District (PRD):

SECTION II: It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Resolution were adopted in an open meeting of this Council and that all deliberations of this Council and of any other committees that result in such formal action were in meetings open to the public in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

SECTION III: This Resolution shall take effect and be in force from and after the earliest date allowed by law.

Vote on Suspension of Readings:

Motion by: _____ 2nd _____

Roll Call:

Bruce Moore
 Aaron Grassel

 Ben Townsend
 Scott O'Neil

 Laura Wolfe
 Jason Thompson

Vote on Passage of the Ordinance:

Motion by: Bruce Moore 2nd Scott O'Neil

Roll Call:

Yes Bruce Moore
Yes Aaron Grassel

No Ben Townsend
Yes Scott O'Neil

Yes Laura Wolfe
Yes Jason Thompson

Adopted this 4th day of November, 2019.

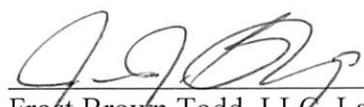


Gary Joiner, Mayor



Wendy Hastings, Fiscal Officer

Approved as to Form:



Frost Brown Todd, LLC, Law Director

Exhibit A

PLANNED RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS TEXT (PRD)

PROPOSED ZONING: PRD
OWNER: Keavin R. Hill, Trustee of the Keavin R. Hill Revocable Trust
Dated July 2, 2004 (the "Owner")
APPLICANT: Maronda Homes, Inc. of Ohio c/o Donald T. Plank, Plank Law
Firm LPA (the "Developer")
DATE OF TEXT: October 31, 2019
APPLICATION: _____

I. INTRODUCTION: The subject property of this development consists of a combined 32.303 +/- acres of land located south of West Scioto Street, east of Commercial Point Road, north of Thompson Road, and west of Walker Road, Pickaway County Auditor Tax Parcel Id. No.'s: L27-0-001-00-458-00, L27-0-001-00-457-00, L28-0-006-00-024-00, L28-0-006-00-024-01, L28-0-006-00-039-00, and L28-0-006-041-01 (collectively, the "Property"), as more particularly described in the legal description attached hereto as Exhibit "A". Developer is seeking to rezone the Property to the PRD, Planned Residential District ("PRD") to accommodate the proposed re-development of the Property as a single-family residential subdivision.

Pickaway County Auditor Tax Parcel Id. No.'s: L28-0-006-00-024-00, L28-0-006-00-024-01, L28-0-006-00-039-00, and L28-0-006-041-01 are located in the Village of Commercial Point (the "Village"), and are currently zoned R-3, Low Density Residential District, and EU, Exceptional Use District, and improved with one single-family residence. Pickaway County Auditor Tax Parcel Id. No.'s: L27-0-001-00-458-00 and L27-0-001-00-457-00 were annexed into the Village on July 15th, 2019 and have not been rezoned. The real property located at 21 West Scioto Street, Commercial Point, Ohio 43116, Pickaway County Auditor Tax Parcel Id. No. L28-0-006-00-027-00 (the "Spencer Property") is part of this development and zoned R-3, Low Density Residential District, but will not be rezoned and is only addressed in Section 5 and Section 8 in this Zoning Text. The single-family residence located on the Spencer Property will remain occupied and unaltered until Lot 43, as depicted on the Preliminary Plan, is developed with a single-family residence.

On June 17th, 2019, the Village, Owner, and Developer executed a Pre-Annexation Agreement involving the Property (the "Pre-Annexation Agreement"). This Zoning Text and attached Preliminary Plan succeeds and supersedes the draft zoning text and preliminary plan attached to the Pre-Annexation Agreement as Exhibit "C" and Exhibit "D", respectively.

II. PROPERTY: 32.303 +/- Acres

1. PERMITTED USES: Permitted uses shall include the following:

A. A maximum of ninety-nine (99) single-family detached residential homes, on slabs or with basements.

- B. Accessory structures consistent with this Text.
- C. Open space (both active and passive) consistent with this Zoning Text and the preliminary plan dated October 29, 2019, attached hereto as Exhibit “B” (the “Preliminary Plan”).
- D. Stormwater management facilities.
- E. Model homes.

2. **DEVELOPMENT STANDARDS:** Unless otherwise indicated in this Zoning Text or the Preliminary Plan, the applicable development standards of Commercial Point Zoning Code Section 1173.03 shall apply.

A. Density, Height, Lot and/or Setback Requirements

Maximum Number of Lots	Gross Density	Minimum Lot Width (at building line)	Minimum Lot Area	Minimum Front Setback	Minimum Side Setback
99	3.0 Lot/acre	70'	8,400 square feet	30'	6'

Minimum Floor Area for Ranch Homes	Minimum Floor Area for Two-Story Dwelling Homes	Maximum Building Height	Maximum Lot Coverage of Principal Building	Minimum Rear Yard Setback
1,400 sq. ft.	1,800 sq. ft.	35 feet	35%	25'

- a. Corner lots shall increase the side setback along the adjoining right-of-way (i.e. the right-of-way not along the front of the lot) to the minimum front setback.
- b. Minimum floor areas shall not include basements and/or walk-out floor areas.
- c. No more than twenty-five percent (25%) of platted lots shall be improved with ranch homes.

3. **ARCHITECTURAL STANDARDS:** The following architectural standards shall apply to the proposed community:

A. Four-Sided Architecture:

- a. Each front elevation must contain at least three (3), and each side or rear elevation must contain at least two (2), design elements, including, but not limited to, the following:
 - i. A door of at least seventeen (17) square feet.
 - ii. A window of at least six (6) square feet in area. Windows closer than ten feet (10') shall be considered as one (1) element. A set of adjacent windows, such as double or bay windows, shall be considered as one (1) element.
 - iii. A chimney.
 - iv. An articulated gable vent of at least four (4) square feet in area.
 - v. Porches, decks, or similar structure.
 - vi. A similar significant permanent architectural feature consistent with the style of the house only upon prior approval by the Planning and Zoning Commission.

b. The homes on ten percent (10%) of all platted lots shall have partial natural finishes of stone, stucco, or brick covering at least fifty percent (50%) of the net front elevation. For the purpose of Sections 3(A)(b) and 3(A)(c) of this Text, the net front elevation shall consist of the gross square footage of the front elevation minus the square footage of the door, windows and garage door.

c. The homes on twenty percent (20%) of all platted lots shall have partial natural finishes of stone, stucco, or brick covering at least twenty percent (20%) of the net front elevation.

B. Exterior Materials: Permitted exterior materials include the following:

- a. Hardiplank.
- b. Vinyl siding of a grade of 0.44 or greater.
- c. Wood.
- d. Brick.
- e. Stone.
- f. Stucco.

C. Home Mix:

- a. To prevent monotony there shall be no duplication of front building elevation within one (1) home site on the same side of the street or directly across the street.

D. Roofs:

- a. The composition on all pitched roofs shall be dimension asphalt shingles.

E. Garages, Driveways, and Parking:

- a. A minimum two-car attached garage is required for all dwelling units.
- b. Garages shall not project more than six feet (6') from the front line of the livable area of the home; however, a home with a covered porch measuring no less than 4 feet by 6 feet in size may have a garage that projects no more than ten feet (10') from the front line of the livable area of the home.
- c. Garage doors may not exceed fifty percent (50%) of the width of the front of the house.
- d. Driveways shall be a maximum of eighteen feet (18') at the right-of-way, and shall be setback a minimum of three feet (3') from all side property/lot lines.
- e. Driveways shall be paved with concrete or asphalt.
- f. All homes shall have a sidewalk connecting the driveway or street to the front door of the home.

4. STREETS AND CIRCULATION: Interior street patterns and exterior road connections/intersections shall be consistent with depictions on the Preliminary Plan. In addition, the following standards shall apply:

- A. Traffic:** Access to the Property shall be via a proposed street and right-of-way from West Scioto Street and through existing public streets in the Walker Pointe subdivision.
 - a. Required traffic improvements outside the Property will be identified and summarized in a traffic impact study to be conducted by a certified traffic engineer. The scope of the traffic impact study shall be agreed to between the Village and Developer.
 - b. Streets throughout the Property shall meet the following standards:
 - i. Minimum Right-of-Way Width: Fifty feet (50')
 - ii. Minimum Pavement Width: Twenty-eight feet (28') face to face
 - iii. Maximum Cul-de-Sac Length: Eight hundred feet (800')
 - iv. Minimum Cul-de-Sac Radius: Fifty feet (50')
 - v. Minimum Cul-de-Sac Pavement: Thirty-eight feet (38')
 - vi. Minimum pavement composition shall be in accordance with the design and construction criteria for local streets as defined in the Commercial Point Zoning Code.

5. **OPEN SPACE AND LANDSCAPING**: Open space shall be generally consistent with depictions on the Preliminary Plan. However, open space calculations on final engineering/plats may vary from calculations provided herein without approval from the Planning Commission and/or Village Council, provided that it meets the requirements of this Text. In addition, the following standards shall apply:
- A. The Code requires that a minimum of twenty percent (20%) of the gross site minus publicly dedicated streets and alleys, approximately 5.334 acres, be reserved for common open space. Developer proposes to meet this requirement by providing:
 - a. 4.9 acres of open space. All landscape buffers and storm water detention/retention ponds shall count towards open space.
 - b. 1,008 +/- linear feet of paved bike paths, eight feet (8') wide as depicted on the Preliminary Plan.
 - B. All open spaces, including storm water detention/retention ponds, shall be owned and maintained by the homeowners association. The Developer shall grant an easement providing the Village and the general public access to Reserve "C" and the paved bike paths to be constructed in Reserve "C", as depicted on the Preliminary Plan. The easement shall also grant the Village certain maintenance rights over Reserve "C". The easement shall be included in the first plat of Walker Pointe Section 4 and recorded at the Pickaway County Recorder's Office.
 - C. Entry features, fencing, walls, signage, columns/piers, fountains, and related landscaping and lighting are permitted within open spaces.
 - D. Reasonable and good faith efforts shall be taken to preserve existing healthy trees on-site during construction.
 - E. **Landscape Materials**: The minimum size requirements for plant material installed with the PRD are as follows:
 - a. Deciduous trees: one-and-three-quarter inch (1-3/4") caliper.
 - b. Evergreen trees: five feet (5') height.
 - c. Ornamental trees: one-and-one-half inch (1-1/2") caliper if single-stem or six feet (6') height if multi-stem.
 - d. Evergreen and deciduous shrubs used for screening purposes: twenty-four inch (24") height and spread.
 - e. All other evergreen and deciduous shrubs: two (2) gallon container.

- f. Exhibit "C" attached hereto depicts the minimum landscape requirement for each residential home constructed on a developed residential lot on the Property.

F. Fencing:

- a. All fencing must meet all Village Codes unless otherwise noted herein.
 - b. Chainlink fences are not permitted.
 - c. The fencing for Reserve "C", as depicted on the Preliminary Plan, shall have a minimum height of four and one-half feet (4.5').
6. **GRAPHICS AND SIGNAGE:** All graphics and signage shall conform to the Commercial Point Zoning Code unless approved otherwise by Village Council as part of this rezoning. Project signage including temporary signage, model home signage, and marketing signage shall be permitted. A final signage package is required for review and approval by the Village Planning Commission at the time of Final Development Plan approval for each phase. All marketing signage will be removed from the site within sixty (60) days of the final home site being sold to a third-party buyer. The design and materials for street signs and roadway regulatory signs shall be per Village standards and/or otherwise subject to approval by the Village Engineer.
 7. **MAIL DELIVERY:** Mail delivery is intended to occur in two (2) manners: to individual mailboxes/residences or to cluster box units (CBUs). However, the ultimate decision for how mail delivery occurs resides with the United States Postal Service (USPS). Current USPS trends require mail delivery to CBUs rather than individual lots, regardless of residential uses (i.e. attached vs. detached).
 8. **HOMEOWNERS ASSOCIATION (HOA):** A Property homeowners association, separate and distinct from the other Walker Pointe homeowners associations, shall be established. Deed restrictions regarding the establishment of a homeowners association shall be recorded for the Property. The deed restrictions shall include a provision regarding the maintenance of the open space on the Property and Spencer Property.
 9. **MODEL HOMES:** With regards to model homes, the following standards shall apply:
 - a. Individual homes may be used as model homes for the purpose of marketing and sales.
 - b. Manufactured and/or modular buildings are permitted for use as a sales or construction office during the development of the homes and Property.

- c. As part of the construction process, two (2) model home permits prior to completion of the first phase of development may be submitted to the Village for approval. As long as the models comply with the approved development standards, the Village shall approve the permits and allow construction of the model homes. Occupancy of and/or sales from the model home(s) shall not be permitted until the final plat for the first phase is recorded.
10. **UTILITIES**: All utility lines internal to the development shall be placed underground, whenever feasible, including water service, electricity, telephone, gas, and their connections or feeder lines. Meters, transformers, etc. may be placed above ground, but shall be reasonably attempted to be discreetly located at the rear of lots when possible. All above ground utilities shall be reasonably screened from the street view.
11. **FUTURE AGREEMENTS**: Concurrent with zoning and prior to the issuance of a building permit, the Developer shall enter into a Developer's Agreement with the Village regarding the construction of the project, as approved by the Village's Law Director.
12. **DEVIATIONS FROM ZONING CODE**: Attached hereto as Exhibit "D" is a spreadsheet detailing all deviations from the Commercial Point Zoning Code in this Text.

Legal Description

Legal Description for Annexation 28.331 Acres

Situated in the Township of Scioto, County of Pickaway, State of Ohio, and being a part of Virginia Military Survey No. 6541, and being more particularly described as follows;

Being a Survey of a 28.16 Acre parcel to be annexed into the Village of Commercial Point, as being part of an original 31.5 Acre parcel conveyed to Keavin R. Hill, Trustee of the Keavin R. Hill Revocable Trust, as recorded in O.R. Volume 676, Page 2538, in the Pickaway County Deed Records, also being all of P.P.N. L27-0-001-00-457-00 (25.51 Acres per tax duplicate) & all of P.P.N. L27-0-001-00-458-00 (2.65 Acres per tax duplicate), and further described as follows;

Commencing at a 3/8" o.d iron pipe found marking the Northwest corner of Walker Pointe Section 3, Phase A, as recorded in Plat Cabinet 7, Slide 107, in the Pickaway County Plat Records, being on the West and South Corporation Lines of the Village of Commercial Point, and being the PRINCIPLE PLACE OF BEGINNING of the 28.331 Acre parcel herein to be described;

Thence, S 16°53'21" E 1443.33 feet with the West line of said Walker Pointe Section 3 Phase A and extending along the West line of Walker Pointe Section 3 Phase B, also being the West Corporation Line of the Village of Commercial Point and the East line of said parcel conveyed to Hill of which this description is a part, to an iron pin set on the North line of Parcel Two; Thence One conveyed to Michael Edward Struckman, Trustee of the Michael Edward Struckman Trust, as recorded in O.R. Volume 621, Page 912;

Thence, S 79°34'52" W 805.94 feet leaving said Corporation line with the North line of said Parcel Two; Thence One conveyed to Struckman, the same being the South line of said parcel conveyed to Hill of which this description is a part, to an iron pin set on the East line of Parcel Three conveyed to Michael Edward Struckman, Trustee of the Michael Edward Struckman Trust, as recorded in O.R. Volume 621, Page 912;

Thence, N 16°44'25" W 1286.49 feet with the East line of said Parcel Three conveyed to Struckman, the same being the West line of said parcel conveyed to Hill of which this description is a part, to an iron pin set on the South Corporation Line of the Village of Commercial Point;

Thence, N 63°42'42" E 914.85 feet with the South Corporation Line of the Village of Commercial Point, across said original 31.5 Acre parcel conveyed to Hill of which this description is a part, along the North line of P.P.N. L27-0-001-00-457-00, to the PRINCIPLE PLACE OF BEGINNING, and containing 28.331 Acres, more or less, and is subject to all legal easements, right of ways, zoning restrictions, and ordinances of record.

The bearings of the above description are based on the West line of Walker Pointe Section 3, Phase B, as being N 16°53'21" W, and is based on the Ohio State Plane Coordinate System, South Zone, NAD83. Said bearing was established by Static and RTK GPS Observations, and was determined by using national Geodetic Survey, OPUS-S Service.

All iron pins set are 5/8" o.d. iron pins 30" long with red caps labeled "Watson #S-7452".

The above description is based on an actual field survey by Watson Engineering & Surveying, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 in September of 2018.

Dated

10/12/18


Scott A. England P.S.
Ohio Registered Surveyor #S-7452

WATSON ENGINEERING & SURVEYING
P.C. OF A.

There, S 29° 45' 00" E 132.25 feet with the West line of Lot 14, to an iron pin set;

There, N 69° 22' 00" E 140.6 feet with the South line of Lot 14, to a survey cap set marking the Northwest corner of said Lot 14 of Twp. 16 N., R. 10 E., S. 17 T.,

There, S 17° 10' 30" E 88.25 feet with the West line of Lot 14, to the PRINCIPAL PLACE OF BEGINNING, and containing 3.659 Acres, more or less, and is subject to all legal encumbrances, rights of way, zoning restrictions, and easements of record.

The bearings of the above description are based on the South line of Lot 3 of 2nd 1/2 Block Subdivision of Lot, as recorded in Plat Book 1, Page 201, in the Pickaway County Plat Records, as being S 69° 45' 00" W, and is based on the Ohio State Plane Coordinate System, South Zone, NAD 83. Said bearing was established by South and RTK GPS Observations, and was determined by using National Geographic Survey, OPUS-S Service.

All iron pins are 3/4" o.d. iron pipe 30" long with end caps labeled "WACOON-65-7422".

The above description is based on an actual field survey by Witness Consulting Engineers & Surveyors, under the direct supervision of Scott A. England, Ohio Registered Surveyor #57432 in November of 2018, and January of 2019.

Dated: 1/27/19

Scott A. England
Scott A. England P.E.
Ohio Registered Surveyor #57432

SCOTT A. ENGLAND, REGISTERED
PROFESSIONALLY APPROVED
PICKAWAY COUNTY ENGINEER
BY: *[Signature]* DATE: 1-28-19



Legal Description
0.379 Acres

Situated in the Township of Scioto, Village of Commercial Point, County of Pickaway, State of Ohio, and being a part of Virginia Military Survey No. 6302, and being more particularly described as follows;

Being a Survey of an unidentified ownership parcel shown on the Pickaway County County Tax Map's part of Lot 2 of EE Hersh Subdivision of Lots, as recorded in Plat Book 1, Page 201; Bounded to the North by Lawrence D. Williams & Irene L. Williams, Trustees, as recorded in O.R. 333, Page 678. Bounded to the West by Lot 1 conveyed to Vicki L. Waldron, as recorded in O.R. Volume 591, Page 419. Bounded to the South and East by a parcel conveyed to Kevin B. Hill, Trustee, as recorded in O.R. 676, Page 2338, in the Pickaway County Deed Records, and further described as follows;

Commencing at a 3/4" o.d. iron pipe found on the Southwest corner of Lot 3 of EE Hersh Subdivision of Lots, as recorded in Plat Book 1, Page 201, in the Pickaway County Plat Records, being a corner of an adjoining parcel conveyed to Kevin B. Hill, Trustee, as recorded in O.R. 676, Page 2338, also being on the Southeast corner of a parcel conveyed to Ricky P. & Cheryl A. Williams, as recorded in O.R. 194, Page 628, being on the East line of Lot 2, and being the **PRINCIPLE PLACE OF BEGINNING** of the 0.379 Acre parcel herein to be described;

Thence, S 26°41'49" E 125.07 feet with the East line of Lot 2, to an iron pin set marking the Southeast corner thereof;

Thence, S 69°45'29" W 133.00 feet with the South line of said Lot 2, to an iron pin set marking the Southwest corner thereof, and being the Southeast corner of said Lot 1 conveyed to Waldron;

Thence, N 26°41'49" W 125.07 feet with the West line of said Lot 2, the same being the East line of said Lot 1 conveyed to Waldron, to an iron pin set marking the Southwest corner of said parcel conveyed to Williams;

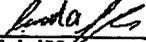
Thence, N 69°45'29" E 133.00 feet with the South line of said parcel conveyed to Williams across Lot 2, to the **PRINCIPLE PLACE OF BEGINNING**, and containing 0.379 Acres, more or less, and is subject to all legal easements, right of ways, zoning restrictions, and ordinances of record.

The bearings of the above description are based on the South line of Lot 3 of EE Hersh Subdivision of Lots, as recorded in Plat Book 1, Page 201, in the Pickaway County Plat Records, as being S 69°45'29" W, and is based on the Ohio State Plane Coordinate System, South Zone, NAD 83. Said bearing was established by Static and RTK GPS Observations, and was determined by using National Geodetic Survey, OPUS-S Service.

All iron pins set are 3/4" o.d. iron pipes 30" long with red caps labeled "WATSON-68-7452".

The above description is based on an actual field survey by Watson Consulting Engineers & Surveyors, under the direct supervision of Scott A. England, Ohio Registered Surveyor 68-7452 in November of 2018.

Dated 12/10/18


Scott A. England P.S.
Ohio Registered Surveyor 68-7452

INDIANA LOT NORTH 08/L 70 FT
 THICK LOT SIZE 10' x 120'
 NEW LOT SIZE FT: 8405 SQFT

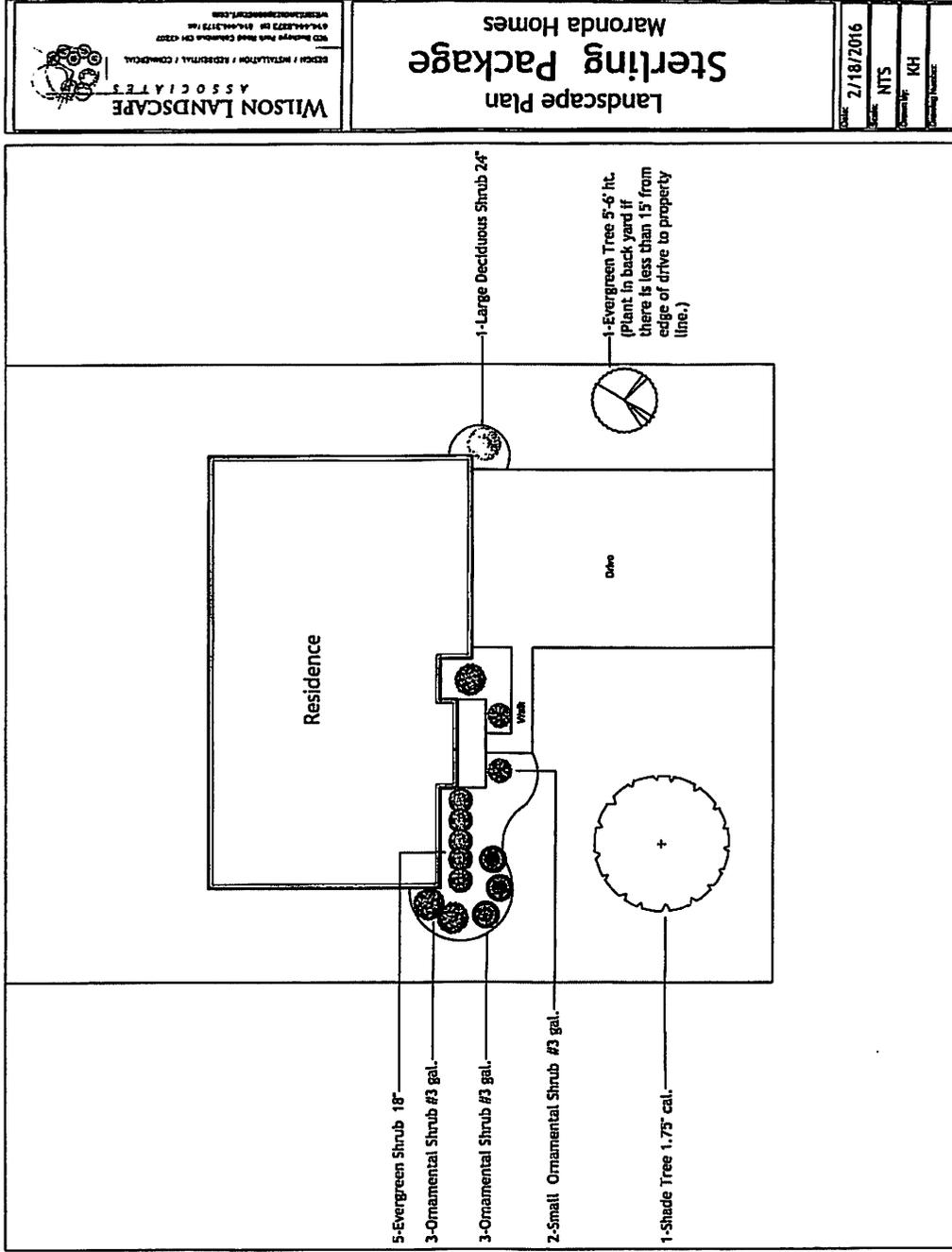
THICK AND STRIPBACK 30 FT
 SEE THIS STRIPBACK 6 FT (on 80ft)
 NEW AND STRIPBACK 25 FT



PREPARED BY:
TAT
 **

81 South Lakeshore
 Greenwood, IN 46142
 Ph: (317) 414-1177
 DATE: OCTOBER 29, 2015

Landscape Plan



Landscape Plan Sterling Package Maronda Homes

WILSON LANDSCAPE ASSOCIATES
DESIGN / INSTALLATION / MAINTENANCE / COMMERCIAL
1000 BROADWAY SUITE 2000
ANNAPOLIS, MD 21403
TEL: 410-291-1234
WWW.WILSONLANDSCAPE.COM

DATE:	2/18/2016
SCALE:	NTS
DESIGNER:	KH
CHECKED BY:	

<p>Deviations Spreadsheet</p> <p>Maronda Homes- West Scioto Street Development</p>		
<p>Commerical Point Zoning Code Section</p>	<p>Code Requirement</p>	<p>Maronda Homes PRD Zoning Text</p>
<p>1173.03(b)</p>	<p>Minimum lot width- 350 feet at building line</p>	<p>70 feet</p>
<p>1173.03(b)</p>	<p>Minimum frontage- 250 feet</p>	<p>190 feet based on preliminary plan</p>
<p>1173.03(b)(2)</p>	<p>Parking areas shall be no closer to the main structures than ten (10) feet.</p>	<p>Garages shall not project more than six feet (6') from the front line of the livable area of the home; however, a home with a covered porch measuring no less than 4 feet by 6 feet in size may have a garage that projects no more than ten feet (10') from the front line of the livable area of the home.</p>
<p>1173.03(c)(6)</p>	<p>Minimum of twenty (20) percent of the gross site minus publicly dedicated streets and alleys shall be set aside as public open space.</p>	<p>Applicant will provide 18.4% open space. Applicant has agreed to install a shared use path through Reserve "C". Additionally, applicant will improve the road leading to the school for better access.</p>
<p>1130.01</p>	<p>All single-family residential developments shall incorporate architectural diversity whereby (a) the same house model and elevation shall not be directly across the street and (b) a minimum 2-lot separation shall be required between the same house model on the same side of the street or diagonal from each other.</p>	<p>Variance from (b) since diagonal houses can be the same house model under current home mix guidelines.</p>
<p>1130.05(b)</p>	<p>(8) Twenty percent (20%) of all platted lots shall have partial natural finishes of stone, stucco, or brick on the front elevation. (9) Additionally, ten percent (10%) of all platted lots shall have natural finishes of stone, stucco, or brick.</p>	<p>The homes on ten percent (10%) of all platted lots shall have partial natural finishes of stone, stucco, or brick covering at least fifty percent (50%) of the net front elevation. The homes on twenty percent (20%) of all platted lots shall have partial natural finishes of stone, stucco, or brick covering at least twenty percent (20%) of the net front elevation.</p>

1130.07(a)	Front loaded garages may not project or be set back more than four feet from the front line of the livable area of the home. A covered or uncovered porch shall not be considered a livable area of a home.	Garages shall not project more than six feet (6') from the front line of the livable area of the home; however, a home with a covered porch measuring no less than 4 feet by 6 feet in size may have a garage that projects no more than ten feet (10') from the front line of the livable area of the home.
1153.16(b)	The minimum setback on the corner lot side facing the side street shall be thirty-five feet.	30 feet (matching front setback).
1157.04(a)(1)	The minimum lot area is 12,200 square feet.	Minimum lot area of 8,400 square feet.
1157.04(a)(2)	Maximum lot coverage is 30%	Maximum lot coverage is 35%
1157.04(a)(6)	Side yard setback is ten (10) feet on each side as measured from the side property line.	Minimum side yard setback is six (6) feet.
1157.04(a)(7)	Rear yard setback is Thirty (30) feet as measured from the rear property line.	25 feet
1157.04	Ground floor and finished floor area requirements	1,400 sq. ft. for ranch. 1,800 sq. ft. for two story house.
1115.03(a)(1)	Local streets shall have a minimum right-of-way of 60 feet. The minimum pavement width shall be 30 feet measured face of curb to face of curb.	The minimum right-of-way width shall be 50 feet. The minimum pavement width shall be 28 feet face of curb to face of curb.