

## GDS - General Development Standards for the Kintner Crossing PRD

The codified ordinances of the City of Sunbury shall apply except as otherwise provided herein. All references to the City of Sunbury ordinances refer to the version of the ordinance in force at the time of adoption of this zoning. Whenever there is a conflict or difference between the provisions of this Kintner Crossing Development Plan text and exhibits, and the codified ordinances of the City, the provisions of this text and exhibits shall prevail. Where this Preliminary Development Plan text and exhibits are silent, the provisions of the City of Sunbury Zoning Code shall prevail.

### GDS 1.01 General Intent

- A) It is the intent of the Applicant/Developer to create a unified, high quality, mixed-residential development that will serve the needs for a variety of housing types and lifestyles within the City of Sunbury. The proposed development shall be designed to foster a pedestrian friendly community, with a mixture of housing types serving multi-generational needs, and multiple access points from adjacent roadways to the internal roadway system.
- B) The total site acreage being re-zoned to PRD is  $\pm$  39.86 acres, consisting of a portion of parcel # 41713402005007 as outlined in the legal description and boundary survey herein. Within these plans, the acreage for all Subareas is measured to the perimeter property lines, centerlines of proposed roads, and residential property lines hence they are gross acreages. These subarea acreages may adjust, if necessary, with the centerline of the proposed roads during final engineering.
- C) This development is being proposed as a PRD to permit a mix of residential types, including single-family detached patio homes and townhouses. A diversity of housing types is desirable for communities because it accommodates people at different stages in their lives, and Kintner Crossing is designed to cater to the housing and lifestyle needs of a wider cross section of Sunbury residents. A maximum of 188 dwelling units is being requested with this application.
- D) Kintner Crossing has been designed to encourage walkability within the development and to the adjacent commercial uses along S.R. 36 / 37. All public and private roads will have sidewalks or trails to encourage pedestrian mobility and reduce car trips. A trail network is incorporated within the green spaces that will connect each subarea to the various parks and open spaces within the development.
- E) **Relationship to the Comprehensive Plan:** The application is in keeping with the spirit and intent of the City of Sunbury Comprehensive Plan, approved November 2, 2016, for the following reasons:
  1. The "Future Land Use" map adopted by the City of Sunbury recognizes the need for a transition of uses and intensities between the existing residential on the north side of Cheshire Road, and the future alignment of Sunbury Parkway. This application is directly aligned with the recommendations of the plan in providing a multi-family land use adjacent to the future Sunbury Parkway, while providing a single-family buffer between the multi-family and the existing single-family along Cheshire Road. The remainder of the



- existing parcel, north of the future Sunbury Parkway, is left open for future commercial development as recommended in the comprehensive plan.
2. The application promotes a diversity of housing types, incorporates a large area of well planned and usable green space, provides for passive and active recreation facilities, and links residential neighborhoods with green spaces and walking trails.
  3. The application supports the housing needs of a growing community and provides housing for both retired active adults, and young couples and professionals who will support the employment base, and the commercial base of the City of Sunbury.
  4. The application will have limited impact on the existing school system by nature of the product being offered and the typical buyer profile of each product.
- F) Street plan alignments shown on the Development Plan give a general indication of where such streets shall be platted and constructed. They are not, however, intended to be final. While the functional system shall be produced, the precise alignment will be determined at final engineering and construction, and may vary from that shown so long as the functional objectives, and the standards established herein, are attained. Based upon final roadway designs, adjustments may need to be made to individual sub-area configurations to accommodate actual road locations as noted above.
- G) The development agreement attached hereto as Exhibit A, and the terms set forth therein, are hereby incorporated into this PRD rezoning text by reference. A development agreement shall be signed by the developer and the property owner and submitted as an additional requirement of the application for a preliminary plat approval with substitution of parties as necessary.

#### GDS 1.02 Permitted Uses

- A) Permitted uses for the development are limited to single-family patio homes, multi-family townhomes on platted lots, and accessory uses as described herein.

#### GDS 1.03 Conditional Uses

- A) Model Homes: There shall be a maximum of two model homes permitted as a conditionally permitted use in accordance with the requirements of Section S81.14.03(C). Off street parking on platted lots, or open space, will be permitted as accessory use to such model homes to provide off street parking for potential buyers of lots and homes. A parking plan, detailing how parking will be accommodated, and how and when parking shall be removed, shall be submitted to the City as part of the application for conditional use.

#### GDS 1.04 Landscaping and Storm Water Management

- A) Landscaping:
1. Any portion of a developed lot upon which a principal use, accessory use, parking area, or path is not planned shall be landscaped with turfgrass as a minimum.



2. Street trees on each side of any intersection shall be set back from the right of way of the street to accentuate the entry/exit points and to accommodate the visibility triangle, as approved by the City Engineer.
3. Street trees shall be provided on all public and private streets in accordance with Section 81.16.01. Street trees shall be located behind the right-of-way. Street tree spacing and locations for sub area A shall be limited to between buildings and where shown on Tab 4: Sheet 7.
4. A 40' landscape buffer shall be provided between the right of way of the future Sunbury Parkway and the rear of the townhome buildings. Such buffer shall include a minimum 4' mound, and a staggered double row of evergreen trees, and deciduous shade and ornamental trees as indicated on the Preliminary Landscape Plan. Evergreen trees shall be a minimum 6' in height upon installation, deciduous shade trees shall be a minimum 2" in caliper, and ornamental trees shall be a minimum of 1.75" in caliper.
5. All landscape buffers, entry features and other landscape features located in common areas shall be maintained by a master association for the Kintner Crossing Development.
6. All mounding shall be located outside the public right-of-way and shall not obstruct site distance at any driveways or public intersections.
7. All plant materials used in conformance with the provisions of this text shall conform to the standards of the American Association of Nurserymen and shall have passed any inspection required under state regulations.
8. A black 3-rail fence may be installed contemporaneous with the construction of the future Sunbury Parkway. The final material specifications and location are to be determined. Developer will be responsible for either the construction or payment in lieu.

B) Storm Water Management:

1. Where feasible, storm water management shall be provided by wet retention ponds aesthetically integrated into the surrounding development.
2. Storm water management shall meet the City of Sunbury requirements and be approved by the City Engineer.

### GDS 1.05 Access, Traffic, and Pedestrian Circulation

- A) All access points shown on the plans are conceptual in nature. Final location of access points shall be determined at the time of final engineering / platting, and all access points shall be submitted to the Sunbury City Engineer for review and approval.
- B) All access points with public streets shall be designed to meet City Standards.
- C) A five (5) foot wide concrete sidewalk shall be provided along both sides of all public streets constructed within the development. The sidewalks shall be installed within the right-of-way.
- D) A four (4) foot concrete sidewalk shall be provided along at least one side of the private street within the Townhome Sub-Area



## GDS 1.06 General Development Identification Signage

- A) This development text and Preliminary Development Plans incorporates signage standards and details to be considered as part of a comprehensive subdivision sign package tailored toward this development.
- B) Primary development identification signs shall be as designed and designated in the Landscape enlargements, Exhibit Tab 4: Sheet 9 and subject to minor changes in final engineering / platting as approved by the City of Sunbury Planning Commission.
- C) Development Identification Signs

There shall be permitted two (2) community identification signs which shall identify the overall development (Kintner Crossing). They will be located at the major entrance intersections as follows (see plan):

1. One development identification sign at the entrance to the project at Kintner Parkway as shown on the plan.
2. One future development identification sign at the proposed right in/right-out of the public road and the future Sunbury Parkway, which the developer may elect to install once the Parkway is completed.
3. For each of the development identification signs the following standards shall apply:
  - (a) Signs shall be located at least fifteen (15) feet behind the right-of-way of Sunbury Parkway, and five (5) feet behind the ROW of the internal public road. Signs and associated landscaping shall not interfere with the clear sight triangle of vehicles entering and exiting the property.
  - (b) The primary community signs shall meet all requirements of Section 81.17.02 of the City of Sunbury Zoning Code.
  - (c) The development identification signs shall be landscaped with trees, shrubs, and seasonal color in mulched plant beds (see Exhibit G3).

- D) Townhome Subarea Identification Signs.

In addition to the community identification signs described above, the Townhome sub area shall be permitted smaller free-standing signs at each internal entry point to the subarea as shown on the development plans. The following standards shall apply to the Townhome subarea identification signs:

1. The signs shall be a free-standing column style sign to be constructed of masonry and other natural materials similar to the column sign shown on Exhibit Tab 4: Sheet 9.
2. Freestanding signs shall be located at least five (5) feet outside of the private road and must not block sight visibility for ingress/egress.
3. All identification signs shall be built of similar materials to allow for consistent urban design and visual harmony.



### GDS 1.07 Cluster Mailboxes

- A) Cluster mailbox units shall be provided for all residential unit types throughout the Kintner Crossing development in accordance with the current requirements of the US Postal Service. Final locations for cluster mailbox units shall be determined with approval of the US Postal Service. Cluster mailbox units are presently shown to the north of Private Street B in the open space next to Lot 49.
- B) Cluster mailbox units shall be a decorative unit, painted black, with a sloped cap, and will be located and detailed on the Final Plans and subject to the approval of the US Postmaster in charge of this region.

### GDS 1.08 Lighting

- A) Streetlights shall be installed along all public streets in accordance with the City of Sunbury requirements.
- B) No light spillage off the site shall be allowed. All lighting shall be arranged to reflect light away from any street or adjacent property.
- C) No colored lights shall be used to light the exterior of buildings.

### GDS 1.09 Common Open Space, Landscape Easements, and land dedication

- A) Per 81.16.01 (21), 20% of the project area minus the land used for private streets and dedicated rights-of-way shall be provided as open space as shown on Exhibit Tab 4: Sheet 6. Open Space/Pedestrian Plan. A large central park, convenient to the residents of both sub-areas, shall include a variety of recreational amenities including, but not limited to walking trails, community pavilion, and community garden spaces. Open space has been added along the southern property boundary to accommodate a 100-year storm event.
- B) Common Open Space areas can be further defined as any open space areas having direct public access through sidewalks, pathways, or walkways and may located within each subarea for the recreation and enjoyment of the neighborhood residents, or spread throughout the entire development connecting the various subareas. Common Open Space areas may be used for either passive or active recreational activities.
- C) Installation and maintenance of storm water ponds shall comply with all state, County and City of Sunbury standards.
- D) Open Space and common areas throughout the development shall be privately owned and maintained and may be established by easement or fee ownership. Legal devices shall be used requiring each property owner to participate in the maintenance of the common areas, based upon their proportionate interests in the area and development.

### GDS 1.010 Ability to Post a bond

- A) After approval of the plats, building plans, and engineering plans, and before construction begins, any sureties required from the Applicant will be submitted to the City of Sunbury as required.

### GDS 1.011 Statements of Divergence from the Zoning Ordinance

- A) Section S81.15:07 6(a) – PRD Development Standard. *INTENSITY OF USE - The maximum density shall be 2.5 dwelling units per gross acre of area within the area to be developed, unless the physical boundaries of land or existing developments adjacent thereto on adjoining lands establish an atmosphere inconsistent with the above maximum density of 2.5 dwelling units per gross acre.*
- The Applicant is requesting an increase in maximum density to 4.7 dwelling units per gross acre of area. Section S81.15:07.6(a) limits maximum density in a PRD Development to 2.5 dwelling units per gross acre unless increased density is permitted by divergence. As discussed in the general intent, the transition of land uses and densities proposed is supported by the recommendations of the City of Sunbury Comprehensive Land Use Plan map. The applicant respectfully requests that the Planning and Zoning commission recommend a divergence here to allow for the development of a unified project under the PRD which matches the recommendations of the Comprehensive Plan.
- B) Section S81.15.07 6(d)(1) – PRD Development Standard. *FRONT YARD SET BACK – All dwellings shall have a setback from the right of way line of forty feet. If the right of way of the adjoining street or road is less than sixty (60) feet, no building shall be located closer than seventy-five (75) feet to the center line of said road or street.*
- The Applicant is requesting a reduction resulting in a front setback of twenty five(25) feet for all patio home lots, and a front setback of 25 feet from the face of garage to the private street / sidewalk for all townhomes. The Applicant believes that granting this divergence will allow for a larger patio home footprint and the accommodation of three-season rooms, patios and decks, which the buyer will value more than the additional 15 feet of front yard space provided by this allowance. Both setbacks as proposed are large enough to allow cars to park in the driveway without encroaching on the sidewalk. In addition, the reduced front setback is consistent with other approved subdivisions such as the Communities at Sunbury and Millers Cove.
- C) Section S81.15.07 6(d)(2) – PRD Development Standard. *SIDE YARD SET BACK – No single family dwelling shall be located closer than seven (7) feet minimum to any side lot line, and a total side yard setback of fourteen (14) feet minimum or twenty percent (20%) of the lot width, whichever is greater.*
- The Applicant is requesting a reduction resulting in a side yard setback of six (6) feet minimum to any side lot line, and a total side yard setback of ten (12) feet minimum for all patio home lots. This divergence is consistent with the divergence granted to similar developments of patio homes within the City of Sunbury and is in keeping with the buyer

preferences of these types of lots for smaller lots that are maintained by an association, allowing more freedom for travel and other activities.

- D) Section S81.15.07 6(d)(3) – *PRD Development Standard. REAR YARD SET BACK – A rear yard of not less than forty (40) feet shall be maintained on all parcels within this district.*
1. The Applicant is requesting a reduction resulting in a rear yard setback of twenty-five (25) feet for all patio home lots to allow for the accommodation of non-conditioned rooms, patios and decks behind the homes. The Applicant believes that granting this divergence will allow for a larger patio home footprint and the accommodation of three-season rooms, patios and decks, which the buyer will value more than the additional 15 feet of yard space provided by this allowance. Since these lots are targeted toward empty nester couples, and are maintained in common by an association, the additional yard space is not necessary for things such as swing sets and back yard pools. This divergence is consistent with similar divergences granted for other patio home communities in the City of Sunbury such as the Communities at Sunbury and Millers Cove.
- E) Section S81.15.07 6(h) - *MAXIMUM LOT COVERAGE – On no lot or parcel shall a building be constructed which covers more than twenty-five percent (25%) of the lot area. No combination of buildings shall be constructed which cover more than thirty percent (30%) of the lot area.*
1. The Applicant is requesting an increase in the allowable lot coverage, as defined by Section S81.03.441 of the City of Sunbury Zoning Code, to 45% maximum for the patio home lots. Granting this divergence will allow a better quality home and one that is consistent with those in similar neighborhoods in Sunbury. As specified in Section S81.03.441, lot coverage is interpreted to include all “enclosed ground floor area of all buildings”, including attached or detached garages, conditioned living space, and 3 season rooms. For the purposes of this calculation, lot coverage is not interpreted to include driveways, patios, decks, or sidewalks.
- F) Section S81.16.01 7. – *General Development Standards. STRUCTURE SEPARATION – no building shall be located closer than twenty-five (25) feet to another structure unless the adjacent walls of both structures are masonry in which event said buildings shall be no closer than fifteen (15) feet. No building shall be located closer than fifteen (15) feet to another building unless one of said structures has, as its exterior facing wall, a fire wall, free of any opening and capable of stopping the spread of any fire. The provisions herein shall not apply to a residential garage servicing a single family residential residence.*
1. The Applicant is requesting, at the minimum, twelve (12) feet of separation between fee simple single-family patio home dwellings. The additional cost necessary to comply with this standard must be reflected in the price of the new homes. Since similar homes in nearby neighborhoods mostly do not have exterior side facing masonry or fire walls, an inconsistency in appraised values will result that cannot be overcome within the projected housing market.

2. The Ohio Residential Building Code allows homes to be 10' apart with unlimited openings in side walls and allows 6' separation with no openings. All homes will comply with applicable building code requirements in this regard.

## Sub Area A – Attached Townhomes

Sub Area A is located directly adjacent to the future ROW of Sunbury Parkway and is accessed from the extended Kintner Parkway. Total size of this sub area is approximately ± 16.7 acres, and this includes common open space areas, areas that will be used as setbacks, and areas for stormwater management. Uses proposed for this subarea are attached townhomes and permissible accessory uses. Townhomes are defined as a one-family dwelling attached in a row of at least 3 such dwellings in which each such dwelling has its own front and rear access to the outside, no dwelling is located over another dwelling, and each dwelling is separated from the other dwellings by one or more vertical common walls. Each townhome building shall be located on its own fee simple platted lot, and the units shall not be organized under a condominium form of ownership as set forth in R.C. 5311.

### SUB A 1.01 Permitted Uses

- A) Attached townhomes having no more than 6 attached units per building. No more than 3 buildings may have a total of 6 units attached. All other buildings shall be a maximum of 5 units attached or less.

### SUB A 1.02 Density

- A) A maximum of 107 dwelling units will be permitted in Sub Area A.

### SUB A 1.03 Permissible Accessory Uses

- A) Private garages, whether attached to or detached from a primary building.
- B) Temporary buildings for uses incidental to construction work, which shall be removed upon completion or abandonment of the construction work.
- C) Small satellite dish antennas provided such device is for sole use by occupants of the principal use of the property on which the device is located.
- D) Park Structures such as gazebos or pavilions, play structures, dog parks, and community gardens within the community open space only. Individual private structures behind each dwelling unit shall not be permitted.
- E) Patios, decks, and privacy fencing attached to the structure for the purposes of separating patios shall be permitted for each dwelling unit. Decks and Patios shall only be permitted to the rear of townhomes.

### SUB A 1.04 Development Standards

- A) Lot coverage: No more than 30% of the total sub area may be covered by the footprint of townhome buildings or accessory structures as defined by Section S81.03.441.



- B) Minimum Floor Area - Minimum square footage for townhome dwellings shall be 1,500 s.f.
- C) The maximum height of buildings:
1. Principal buildings: Two (2) stories not to exceed 36 feet
  2. Accessory buildings: 15 feet.
- D) The minimum yard dimensions and setbacks:
1. Perimeter Setbacks for buildings and parking:
 

Future Sunbury Parkway:	40 feet**
Perimeter boundary with sub-area B:	30 feet**
East Boundary Line:	25 feet**
  2. Minimum Setbacks for buildings:
 

Front yard:	25 feet from back of curb or sidewalk to the face of garage.
Side yard:	0 or 12.5 feet from side lot line*
Rear yard:	25 feet from rear lot line**

\* Cantilevered fireplace chases, cantilevered & ground mounted condensing units, window wells, bay windows, and eaves and overhangs shall be permitted to extend a maximum of 2' into the side yards. No other encroachments shall be permitted.

\*\* Uncovered Decks and patios shall be permitted to encroach into the side yard setback a maximum of 10'. Decks, Patios, and accessory structures shall maintain a minimum 15' setback from the rear lot line. No structure or improvement shall be closer to the rear lot line than 15 feet.

#### SUB A 1.05 Private Street Requirements:

- A) Sidewalks: New private streets interior to the subarea shall have a 4-foot minimum sidewalk installed on at least one side adjacent to the private street.
- B) Streets: Private streets shall be a minimum of 26 feet wide from face of curb to face of curb.
- C) Street Trees: Deciduous shade trees shall be required along all private streets within the Sub Area in accordance with Section 81.16.01 (19). Trees shall be evenly spaced with exceptions as necessary to accommodate curb cuts, parking areas, fire hydrants, and streetlights.
- D) Lighting: All lighting within Sub Area A shall meet the requirements established within City of Sunbury codified ordinances. A lighting plan will be submitted with the subdivision plat and final engineering.



### SUB A 1.06 Landscaping:

#### A) Landscaping:

1. The developer shall provide a landscape buffer along the northern perimeter of the Sub Area similar to that shown on Exhibit Tab 4: Sheet 7.
2. All other landscaping shall meet the requirements of the City of Sunbury Zoning Code

### SUB A 1.07 Off-Street Parking Requirements:

Except as otherwise provided below, the City of Sunbury's parking regulations outlined in Chapter S81.16.01 (2) & (3) of the City of Sunbury Zoning Code shall apply in Sub Area A.

- A) Minimum Parking Required: 2 parking spaces per dwelling unit. Visitor parking spaces will be provided where shown on Tab 4: Sheet 4.
- B) Parking requirements may be met using surface parking lots, driveways, garages, or a combination thereof.

### SUB A 1.08 Architectural Standards

#### A) Building Materials

1. Excluding the garage door, windows, and architectural trim/molding, the front facade of the townhome buildings facing the internal private street shall vary to include masonry elements of brick or stone, including brick or stone veneer. At a minimum, the first floor portions of the front façade, excluding the garage doors, doors, windows, and trim, shall be brick or stone, or brick or stone veneer. The remainder of the front façade may be of any materials permitted below.
2. For the rear and side façades of all townhome buildings adjacent to the future Sunbury Parkway, 25% of such façades shall be comprised of the same brick or stone used on the front elevation.
3. In any given row of townhomes, there may be a mixture of both brick and stone or brick/stone veneer.
4. Shingle-style siding, batten siding, or horizontal lap siding is permitted provided it is cementitious, vinyl, or wood siding. Vinyl, if used, shall be a minimum of .044" thickness. Horizontal vinyl siding is limited to a 4- or 6-inch reveal.
5. Porch, stoop and walking surfaces may be concrete and/or pavers.
6. Windows may be vinyl or vinyl clad.

#### B) Roof

1. Pitch: the main architectural roof of a townhome shall be at least 5/12 and can go to 12/12. Porches and minor roof elements may range from 4/12 to 12/12
2. Dormers and Gables may range from 4/12 to 12/12 pitch.
3. Main roof and porch roof material shall be constructed with a 25-year asphalt shingle.

Other roof materials such as painted standing seam metal may be approved by the City provided such materials are consistent with the architectural style.

C) Colors

1. Only muted tones in shades of white, beige, tan, yellow, gray, brown, green, red, and blue shall be permitted for the primary exterior colors. Red or green may be permitted provided they are in more muted earth tones. Colors may be mixed within the same building elevation with the intent to vary the architecture and break down the scale of the building.

D) Variation in Units

1. Individual units across exterior building elevations shall vary in terms of color and design detail. An unbroken, single plane façade that comprises the entire front elevation of the attached townhouse units is prohibited. The front façade of all townhome buildings shall have at least four (4) of the following items with not less than two (2) on each individual townhome unit:
  - (a) Window or grouping of windows
  - (b) Window mullions
  - (c) Window trim wrap of 3-1/2" or greater
  - (d) Shutters
  - (e) Dormers (active and inactive)
  - (f) Front facing gables
  - (g) Bay window or bay elements
  - (h) Water table of brick or stone including brick or stone veneer
  - (i) Brick or stone wrap surrounding the garage
  - (j) An offset of the façade of a minimum of 18" in depth, either from the neighboring townhouse, or within the façade of the individual townhouse.
  - (k) Decorative garage doors
  - (l) Garage doors that are painted a color other than white to complement the front façade.
  - (m) An entryway that is recessed a minimum of 3 feet.
  - (n) A covered entryway or porch.
2. Balconies, bay windows, and cantilevered second floors may encroach into the required front setback.

E) Garage Standards

1. Garage doors that face a public or private street shall utilize at least one of the following:
  - (a) Incorporate architectural design features including windows; decorative brackets and handles; decorative, simulated woodwork; or other defining features of



carriage house doors.

- (b) Are painted a color other than white to complement the front façade.
  - (c) Contain a separate roof canopy or overhang to provide definition from the remaining façade.
- F) Miscellaneous
- 1. Ornamental or shade trees shall be planted between every other driveway.
- G) Lighting Exterior: Lighting shall be attached to the unit near the front door, or to either side of the garage, or both. The style of lighting shall be selected to compliment the architectural style of townhome. Site lighting shall be complimentary to the style of the architecture, shall not exceed 14 feet in height, and shall include cut off type fixtures to prevent light spillover onto adjacent subareas.
- H) Elevations Examples: Representative architecture is shown on Exhibit Tab 6. Final architectural design shall be approved by the City of Sunbury as part of the final plan submittal process for each Sub Area.

### SUB A 1.10 Lighting

All lighting within Sub-Area A shall meet the requirements of the City of Sunbury Zoning Code.

## Sub Area B – Single Family Patio Homes

Sub Area B is located generally in the southern portion of the Kintner Crossing site. Primary access to the subarea will come internally from the extended Kintner Parkway where it connects to the existing Kintner Parkway and the future Sunbury Parkway. Total size of this sub area is ± 23.16 acres, and this includes the common open space areas, areas that will be used for setbacks, and areas used for stormwater management. Uses allowed for this subarea are single family detached patio homes and accessory uses as outlined herein. Patio Homes are defined as one-family detached dwellings on reduced size individual lots with open space on 4 sides. Patio homes typically include first floor master bedrooms designed to appeal to an older demographic. Patio homes are typically single-story, or single-story with a loft.

### SUB B 1.01 Permitted Uses

- A) Single- family detached patio homes, one principle structure per lot, and accessory uses listed herein.

### SUB B 1.02 Density

- A) Sub Area B shall have a maximum of 81 patio home lots.

### SUB B 1.03 Accessory Uses

- A) Temporary buildings for uses incidental to construction work, which shall be removed upon completion or abandonment of the construction work.



- B) Small satellite dish antennas provided such device is for sole use by occupants of the principal use of the property on which the device is located.
- C) Home occupations and/or home office provided that such uses do not require signage, regular delivery of goods or materials, or regular customer visitation.
- D) Small patios, decks, and 4 seasons rooms in conjunction with the principal use.
- E) Front Porches: Front porches shall be permitted, provided that each porch has a roof and is not screened. Front porches shall be permitted to encroach into the front setback a maximum of 3 feet.
- F) Screened Porches: Screened porches are encouraged on the rear of homes but shall not be permitted on the front. Roof lines of Screened porches shall conform to the architectural style of the home and blend into the massing of the home. All screened porch trim shall be painted or stained.
- G) Swimming pools / Spas:
  - 1. Swimming Pools shall be prohibited in this subarea
- H) Spas shall be located in the rear yard, shall adhere to all side and rear setbacks, and shall be completely enclosed by fencing and screened from adjoining properties. Spas may be constructed as part of the dwelling. Detached Structures:
  - 1. Storage Sheds: Storage sheds shall be prohibited in this subarea.
  - 2. Gazebos: Gazebos, trellises, or similar patio / garden structures shall be located to the rear of the home, shall not be located more than 13 feet from the back of the home, and shall not be closer to the side lot line than the side wall of the main structure. All such structures must be a minimum of 15 feet from the rear lot line as outlined below and shall be no larger than 150 square feet in area. All such structures shall remain subject to the review of the design review board established pursuant to the HOA documents.

#### SUB B 1.04 Development Standards

The following standards apply to all homes within Subarea B of the Kintner Crossing Development:

- A) Minimum lot area: 6,500 square feet
- B) Minimum lot width: 52' at the building setback line
- C) Lot coverage: No more than 45% of any lot may be covered by the footprint of the house, or accessory structures as defined by Section S81.03.441.
- D) The maximum height of buildings:
  - 1. Principal buildings: one and one half (1.5) stories not to exceed 25 feet.
- E) The minimum yard dimensions and setbacks:
  - 1. Minimum Setbacks for buildings:
    - Front yard: 25 feet from ROW to the face of garage.
    - Side yard: 6 feet from side lot line\*



Rear yard: 25 feet from rear lot line\*\*

- \* Cantilevered fireplace chases, cantilevered & ground mounted condensing units, window wells, bay windows, and eaves and overhangs shall be permitted to extend a maximum of 2' into the side yards. No other encroachments shall be permitted.
- \*\* Uncovered Decks and patios shall be permitted to encroach into the rear yard a maximum of 10'. Decks, Patios, and accessory structures shall maintain a minimum 15' setback from the rear lot line. No structure or improvement shall be closer to the rear lot line than 15 feet.

### SUB B 1.05 Special Landscape Requirements:

#### A) Fencing:

1. No fencing, other than low level landscape fencing not to exceed 18" in height, is permitted in front of the main elevation of the homes.
2. Chain Link fencing is not a permitted fence type anywhere within Sub Area B.
3. Wood or Vinyl decorative screen fence for the purpose of providing privacy, not exceeding 6 feet in height, shall be permitted around patios located immediately adjacent to dwellings.

### SUB B 1.06 Off-Street Parking Requirements:

Except as otherwise provided below, the City of Sunbury's parking regulations outlined in Chapter S81.16.01 (2) & (3) of the City of Sunbury Zoning Code shall apply in Sub Area B.

- A) Builder is required to provide a minimum of two off-street parking spaces per dwelling unit.
- B) Garage parking spaces, and driveway parking spaces, may be counted towards required off-street parking requirements.
- C) On Street Parking: On street parking shall only be permitted on one side of the public street, opposite the side of the street having fire hydrants.
- D) Vehicle Storage: All campers, off-road vehicles, and boats must be parked within an enclosed garage. No undrivable vehicles, or parts of vehicles may be stored outside.

### SUB B 1.07 Architectural Standards

#### A) Materials

1. Wood, stone, stone veneer, brick, brick veneer, stucco, cementitious siding, 4" horizontal vinyl siding, 6" horizontal vinyl siding, shake style vinyl siding, and/or vinyl board and batten siding are permitted. Trim and gutter materials include wood, PVC, Vinyl, EIFS, cementitious trim, and aluminum. Vinyl, if used, shall be a minimum of .044" thickness.
2. The cladding on the front facade shall consist of brick, brick veneer, stone, or stone



- vener up to the water table with siding above at a minimum.
3. Porch, stoop, and walking surfaces shall be concrete and/or pavers.
  4. Windows may be vinyl, or vinyl clad.
  5. Surfaces: porch, stoop and walking surfaces may be concrete and/or pavers.
- B) Roof
1. Pitch: the main architectural roof of a house shall be at least 5/12 and can go to 12/12. Porches and minor roof elements may range from 4/12 to 12/12
  2. Main roof and porch roof material shall be constructed with a 25-year asphalt shingle at a minimum. Other roof materials such as painted standing seam metal may be approved by the City provided such materials are consistent with the architectural style.
  3. Dormers: Gables and minor roof elements may range from 4/12 to 12/12 pitch.
- C) Colors
1. Only muted tones in shades of white, beige, tan, yellow, gray, brown, green, red, and blue shall be permitted for the primary exterior colors. Red or green may be permitted provided they are in more muted earth tones. Colors may be mixed within the same building elevation with the intent to add interest to the elevation.
- D) Architectural Details
1. Exterior building elevations shall vary in terms of color and design detail. No two dwelling units located on adjacent lots shall have the same color scheme or exactly the same cladding.
  2. Exterior trim and carpentry shall be consistent on all sides of each dwelling unit and enhance the overall visual appeal.
  3. To create architectural interest, front facades for each dwelling unit shall incorporate at least one of the following architectural elements:
    - (a) Bay/bow window or other similar projection that is a minimum of 1.5 feet in depth. The projection may be cantilevered or extend to the ground.
    - (b) Covered porch that is a minimum of 2 feet in depth.
    - (c) Covered, recessed entry with a minimum depth of 2 feet.
- E) Lighting Exterior
1. Lighting shall be attached to the unit near the front door, or to either side of the garage, or both. The style of lighting shall be selected to complement the style of home.
- F) Elevation Examples
1. Representative architecture is shown on Exhibits.
  2. Final architectural elevations shall be substantially consistent with these elevations in terms of building materials and front façade features including porches, rooflines, dormers, and



other architectural features. Final architectural design shall be approved by the City of Sunbury as part of the final plan submittal process for each Sub Area.

3. When Building Permits are requested at the beginning of each phase of development, the applicant shall provide a site plan indicating the name of the model/floor plan to be built on each building lot including the exterior materials, façade features, and building colors.

### SUB B 1.08 Lighting

All lighting within Sub-Area B shall meet the requirements of the City of Sunbury Zoning Code.

### SUB B 1.09 Divergence Requests

- A) Section S81.03.441(h) - MAXIMUM LOT COVERAGE – *The ratio of enclosed ground floor area of all buildings on a lot to the horizontally projected area of the lot, expressed as a percentage.*

The Applicant is requesting an increase in the allowable lot coverage, as defined by Section S81.03.441 of the City of Sunbury Zoning Code, to 45% maximum for the patio home lots. Granting this divergence will allow a better quality home and one that is consistent with those in similar neighborhoods in Sunbury. As specified in Section S81.03.441, lot coverage is interpreted to include all “enclosed ground floor area of all buildings”, including attached or detached garages, conditioned living space, and 3 season rooms. For the purposes of this calculation, lot coverage is not interpreted to include driveways, patios, decks, or sidewalks.