

	Description	TF Code	Lookout Ridge	Meets	Exceeds	Seeks Waiver/Reduction In Standard	Insufficient Standard to Assess
Notes: Table provided by applicant, with modifications by staff. "X" denotes analysis by applicant. Use of "O", symbols "*" and/or "**", and the color red denote where staff analysis differed.	TF = Two Family						
	Redefine TF to allow single lot development					O	
	Min Lot size (single lot condo site plan)	7,000 sq. ft	12,000 sq. ft		x	O	
	Dwellings per Structure, Max	2	2	x			
	Min Lot width (single lot condo site plan)	70'	70'	x			
	Min Front setback	20'	15'			x	
	Min Side setback	6'	10'			O*	
	Min Rear setback	10'	10'	x		O*	
	Front building setback measured from face of curb for alley load units (unloaded street setback)	n/a	20'			x	
	Private drive aisle side setback measured from face of curb to side of unit	n/a	15'			x	
*-notes reduction or waiver to MF-1 UDC Standard	Street Facing Garage Setback, minimum feet	25'	25'	x			
	^*-notes reduction or waiver to TF UDC standard.						
	Max height	35'	35'	x			
	Max impervious cover	45%	60%			x	
	Min Building Separation	-	10'	x			
	Max # of Total Units	n/a	330			O*	
Parkland							
	Min parkland dedicated	3 acres + Park Dev. Fee	50% dedication of Acreage & Park Development Fee + 50% Fee in Lieu	X			
	Amenity wet pond	Not required			x		
Landscape and Buffer							
	Street Trees-Blue Ridge		1 per 50' along Blue Ridge Dr.		x		
	Street Trees – private drives	1 per per 50' of street frontage, exclusive of driveway	In islands approx. 65' on center. In between driveways on front load. Along park frontage and end blocks. 50' on center along southern boundary		x	O*	
	No Tree Preservation regulation for Protected Trees	Not required	Use of TF eliminates requirement to preserve or mitigate for taking of protect trees			O*	
	Landscape Buffer on South border	Not required	50' on center along southern boundary		x	O*	
	Each TF unit 5, 5 gallon shrubs, 5, 3 gallon shrubs foundation planting	Not required			x		
	Minimum 500 s.f. of turf per unit	All lawns fully sodded or seeded with grass			x		
	Xeriscape back yards				X		O
	Drip irrigation only	All lawns fully sodded or seeded with grass			x		
All Architectural Standards							
	Minimum 1,300 s.f. per unit				x		
	5:12 roof pitch				x		
	2 wall planes			O*	x		
	Architectural details			O*	x		
Vehicular Access and Circulation							
	Sidewalks along internal drive aisles			x		O*	
	Drive Aisle Standards- 20' aisle with 8' parking					O**	
	Construct Blue Ridge Extension			O**	x		
	Connections to major existing streets	2	3		x		
	Connections to existing or future streets	6	3			x	
Parking							
	TF	2 per dwelling unit	2 per dwelling unit plus on street parallel parking		x	O*	