

I. CARR FARMS PUD DEVELOPMENT STANDARDS

This development shall be in accordance with the City of Hilliard Zoning Code at the time of development unless noted otherwise in these Development Standards. Where conflicts occur between the City of Hilliard Code and the Development Standards, the Development Standards shall be applied over the Code.

The site is comprised of approximately 79.5 acres located east of Leppert Road, north of Davidson Road and South of Hayden Run.

A. Density: Total site gross density shall not exceed 1.97 dwelling units per acre based on 79.5± acres for a total of 157 dwelling units.

B. Permitted Uses:

1. Single Family Residential, one principle dwelling structure per lot
2. Accessory buildings and uses in association with a permitted dwelling
3. Open space and recreational areas including accessory facilities including but not limited to pavilions, clubhouse, pool etc.
4. Model homes and sales offices shall be permitted in accordance with Hilliard Code requirements.

C. Front Yard Building Setback:

1. The front yard building setback shall be 25' from the right of way.
2. For Corner lots the building setback for the primary street facing facade of the home shall be 25' from the right of way. The building setback from the side street shall be a minimum of 15' from the right of way, except for garages, which shall be not less than 20 feet from the right of way line.

D. Side Yard Building Setback: 5' per side**E. Rear Yard Setback:**

1. Rear yard setbacks shall be 20' for Lots 1 – 135
2. Rear yard setbacks shall be 15' for Lots 136-157

F. Lot Width:

1. The minimum lot width at the building setback line shall be 70' for Lots 1-135
2. The minimum lot width at the building setback line shall be 65' for Lots 136-157

G. Lot Depth:

1. Minimum lot depth shall be 135' for Lots 1 – 135
2. Minimum lot depth shall be 120' for Lots 136-157

H. Residents Association

1. Applicant will establish a forced and funded Home Owners Association responsible for maintenance of amenities common to the overall community.
2. The Home Owners Association will be turned over to the residents when 90% of the project is sold. Until such time, the developer will subsidize the association annually to provide reserves for capital improvements.

I. Entry Features and Street Trees

1. Entry features shall be provided at entrances designated on the landscape plan. These are conceptual with final design to be provided at time of final development plan/final plat review.
2. Entry features may be located within the setbacks but shall not prohibit clear sight distance or cause safety concerns.
3. Entry features may include but not be limited to fences, posts, columns, walls, trellises, gazebos, signs, landscaping, signage, logo etc.
4. Street trees shall be provided along all parts of all streets. Street tree plans shall be reviewed by the Shade Tree Commission.

J. Open Space and Pedestrian Connectivity:

1. Open space and pedestrian paths shall be provided per the Open Space Plan. Maintenance responsibilities of the open space shall be subject to the approval of the Law Director.
2. A minimum 40' building setback shall be provided along the proposed Leppert Road right of way.
3. A 10' wide path shall be provided along the Leppert Road right of way.
4. A 10' wide path shall be provided extending from the Leppert Road path through Open Space B and E, between Lots 35 and 138 and connecting to the path in the Courtyards at Hayden Run development to the east as noted on the Site Plan and Open Space Plan.

5. An 8' wide path connection shall be provided between/adjacent to lots 43, 44, 86, 101, 102, 106 and 107 as shown on the Site Plan and Open Space Plan.
6. The stream and buffer area in Open Space E, identified as Stream Corridor Protection Zone (SCPZ), shall be left undisturbed with the exception of necessary utility crossings/easements.
7. Properties bordering open space or pathways shall have a fence to provide a demarcation between the lot and the open space/pathway. The final fence design and installation sequencing shall be coordinated by the developer with City staff at time of the final plat application.

K. Lighting

1. Street lighting shall be provided at each street intersection as generally shown on the Utility Plan. Street lighting must conform to the City of Hilliard Design Manual Requirements.
2. On each single family lot, a post lamp shall be provided and located near the front door of the home.

L. Architectural Requirements:

1. General:

- a. Homes shall be a minimum of 1,800 square feet for ranches and a minimum of 2,000 square feet for all other homes. Minimum square footage is exclusive of the garage.
- b. The architectural theme shall have a traditional character. Examples of Conceptual Architectural Character are provided for reference but shall not preclude other elevations from being constructed within the development.
- c. Homes on lots 1, 61, 66, 94, 95, 112, 113, 123, 124 and 135 that have a side elevation along Leppert Road shall have additional architectural details duplicated from the front elevation and additional landscape installed on the lot. Architectural detail elements may include, but not be limited to, windows, shutters, decorative trim, material accents, gables, etc. The side elevation facing Leppert road shall have a consistent level of quality of architectural design and materials as the front elevation.
- d. Lot 66 shall have the front façade of the home oriented toward Leppert Road.

2. Materials

- a. Primary cladding materials shall be vinyl, brick, stone/synthetic stone, stucco/synthetic stucco, wood, and fiber cement siding.

- b. Secondary materials for trim and ornamentation include gypsum reinforced fiber cement trim, cementitious siding, wood, vinyl and decorative synthetic millwork for exterior applications.
 - c. Permitted roofing materials include 30 year or better dimensional asphalt composite shingles, wood shingles and shakes, metal tiles or standing seam, slate and ceramic tile. "Engineered" wood or slate as well as other high quality roofing materials may be utilized.
3. Garages and Parking:
- a. All homes will have at least a two car garage.
4. Roofs: Roof slopes to be min. 6/12 except porch roofs which may be less.
5. Windows and Shutters:
- a. Windows without shutters shall be wrapped with trim
 - a. Shutters shall be used judiciously but shall not be required on every window or on every elevation.

M. Tree replacement:

1. A detailed tree replacement plan shall be provided with Final Engineering.

O. Project Phasing: It is anticipated that Phase 1 of Carr Farms will start with overall mass excavation of the site, the extension of utilities and the construction of stormwater management areas. Single family lots and public roads will be constructed from both Leppert Road entries, in approximately (3) 50 lot phases extending to the east. The anticipated timing for the commencement of the project will be in 2016. Depending on market conditions, the developer anticipates complete build out of the development within 4 years of the start of development. The ultimate timing and number of lots developed may be subject to change depending on market absorption.