

CHAPTER 7-6i. PUD: WESTERN ACRES

Enacted by Ordinance 2020-50 (December 16, 2020)

Location: 1600 North Street and 300 East (86.7 acres).

Underlying zoning districts: MR-16, R1-7.

ZONING REGULATIONS OF THE PUD:

Land with the R1-7 underlying zoning district:

- Lot size is 3,500 square-foot minimum.
- Dwelling size is 800 square-foot minimum.
- Lot width is 42 feet minimum.
- Front setback is 20 feet minimum.
- Side setback is 5 feet minimum.

Land with the MR-16 underlying zoning district:

- Dwelling size is 800 square feet, 2-story, with double garage.
- Setback between buildings is 12 feet minimum.
- Rear-yard setback: for townhouses, 8 feet from property line, but 10 to 20 feet from property lines adjoining public or private rights-of-way.
- Side-yard setback: for townhouses, 1 foot from property line, but 10 to 20 feet from property lines adjoining public or private rights-of-way.
- Exterior materials: eliminate the 50% brick or stone requirement in favor of stucco, fiber cement siding, wood, masonry block, and stone.
- Clubhouse: substitute 1,000 square-feet interior social area requirement with additional site amenities.

(Ord. 2025-09, 04-02-2025) (Ord. 2024-06, 03-20-2024)