

Tamarack PUD - Zoning Comparison Chart
12/4/2015

	Tamarack PUD	UDO SF 2
District Standard		
Min Lot Area	9,000 SF (lot 3-4 adjacent to Oak Manor 23,000 SF minimum)	15,000 SF
Min Front, Side & Rear Yard	22', 5', 25' (15' minimum for patio or deck)	30', 12' 30'
Min Lot Width	70'	100'
Max building height	25'	25'
Min Ground Floor Area	Ranch: 1,900 SF 1.5 Story: 1,900 SF	Ranch: 1,200 1.5 Story: 800
Development Plan Review	Required	Required
Home Architecture		
Standards Applicable to all homes in development	YES – Architectural standards required for all homes	NO –only lots visible from perimeter streets require additional features per Chapter 6.3 of the UDO
Vinyl Siding Prohibited	YES - no vinyl allowed	Vinyl permitted up to 25%
Masonry Required	Yes – all 4 side of dwelling	Not Required
Garages	Variety in design required	Variety in design not required
Roofs	8:12 roof pitch standard Dimensional shingle required 12' overhand required	Not required, optional for perimeter lot compliance Not required, optional for perimeter lot compliance Not required, optional for perimeter lot compliance
Windows	5 ½" trim required unless framed in masonry	Optional for perimeter lot compliance
	Minimum of one (1) required on side elevations	Not required, optional for perimeter lot compliance
Character Exhibits	Provided	Not required – no benchmark
Anti-monotony Provisions	Exceed UDO requirements	Optional per UDO, 2 of 3 standards required
Garage Recessed 5'	Optional, not proposed	Optional per UDO, 2 of 3 standards required
Front yard building offsets	Will be provided to meet UDO requirement	Optional per UDO, 2 of 3 standards required
Basements	Required on no fewer than 25% of homes	Not Required
UDO Compliance for perimeter lots	Required	Required

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Landscaping		
Minimum Open Space	Minimum of 35% (more than 4 times required under UDO)	Minimum of 8%
East Buffer Yard	Significant Landscaping: A minimum 3-5 mound, 1 evergreen tree per 15' in CA E & F 3 shade, 3 evergreen and 10 shrubs per 100' required 15' Tree preservation required	No mound required No landscaping required Tree preservation not required
North Buffer Yard	Significant Landscaping: A minimum 3-5 mound, 1 evergreen tree per 15' along west, 3 shade, 3 evergreen and 10 shrubs per 100' required	No mound required No landscaping required
North and East Buffer width	Minimum of 30'	None Required
Additional Plantings	Additional plantings in central common area	Not required
Lot Landscaping	3 shade, 1 ornamental/Evergreen and 10 shrubs	4 shade, 2 ornamental/Evergreen and 4 shrubs
Miscellaneous		
Lots permitted over gas pipeline easements	Not permitted	Permitted
Street Lighting	Not permitted at end of cul-de-sacs closest to Oak Manor	Lights permitted
Yard Barns and Playsets	Prohibited	Permitted
On street parking discouraged	Yes	No
Recreational Vehicle parking restrictions	Yes	Not required