EXHIBIT 4-ZONING AND SUBDIVISION REQUIREMENTS, CONDITIONS AND RESTRICTIONS
Homestead Farms Contract Zone

The development shall be in conformance with all applicable zoning, site plan and subdivision requirements except for the following changes:

1. **Changes to existing zoning requirements:**

Div. II-19-14 Village Mixed Use District (VMU)

Dimensional requirements:

Residential Lots in Development Area 1:	Proposed	Current
Minimum Lot Width	50 feet	150 feet
Minimum setbacks for residential lots:		
Front	10 feet	25 feet
Side	8 feet	15 feet
Minimum Net Residential Area per lot	0 sf	10,000 sf

Development Area 2 and 3 Lots:

Minimum setbacks for Retail/Commercial lots:		
Front	0 feet	25 feet
Maximum setbacks for Retail/Commercial lots:		
Front	20 feet	0 feet

If a building within the Retail/Commercial area contains a dwelling within it the Retail/Commercial setbacks shown above shall apply.

Div. II-19-53

Maximum building height	3 stories/45 feet	2.5 stories/35 feet

(Development Areas 2 and 3 as shown on Exhibit 2)

Div. II-19-15

Building Separation:

No building separation is required in the contract zone.

2. **Changes to subdivision requirements:**

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Street Design Standards:

	Proposed	Current
Minimum distance between intersections on the same side:	200 feet	400/300 feet
Minimum distance between intersections on the opposite side:	200 feet	250 feet
Collector street minimum pavement width:	24 feet	34 feet
Subcollector street minimum pavement width:	24 feet	30 feet
Local street minimum pavement width:	22 feet	24 feet
Minimum right-of-way width (Collector/ Subcollector):	50 feet	60 feet
Minimum right-of-way width (Local/ Minor Local):	40 feet	50 feet
Minimum centerline radius (Collector/ Subcollector):	150 feet	230 feet
Minimum tangent between curves of reverse alignment:	75 feet	100 feet
Sidewalk width	5 feet	4 feet

Roundabouts to be allowed (consistent with Exhibit 5 of Agreement)