

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

The development shall be in conformance with ~~the Village Mixed Use Zoning District and other~~ 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:	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

Retail/Commercial Area 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 ~~will~~ shall apply.

**Div. II-19-53**

Maximum building height	3 stories/45 feet	2.5 stories/35 feet
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(Retail/commercial areas ~~only~~ as shown on Exhibit 2)

**Div. II-19-15**

Building Separation:

No building separation is required in the contract zone.

~~2. Permitted uses and restrictions on uses:~~

~~(Permitted uses in Div. II-19-14)~~

- ~~a. Single family dwelling units.~~
- ~~b. Two family dwelling units (minimum of 12 units, maximum of 24 units) for the residential area of the project.~~
- ~~c. Maximum number of total dwelling units in residential areas as shown on Exhibit 2: 153.~~
- ~~d. Entry level single family dwellings
 
  - ~~i. Minimum of 6 and maximum of 15 entry level dwelling units per phase.~~
  - ~~ii. Minimum of 32 entry level single family dwelling units for entire project.~~~~
- ~~e. Non residential uses allowed in the VMU zoning district for the identified Retail/Commercial Areas as shown on Exhibit 2. Residential density in this area is subject to existing net residential area requirements (calculated based upon the entire contract zone area) but is not subject to the limits in subsection e.~~
- ~~f. Public spaces, including parks and pedestrian trails.~~
- ~~g. Accessory uses and structures except as restricted above under Rate of residential growth.~~

**32. Changes to subdivision requirements:**

**Ch. II-7 Appendix 7-5-E**

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)

**Commented [A51]:** Exhibit 5 needs to be rewritten!!!

**CH. II-7 App. 7-1.C.3.b**

Wetlands Setback:

25-foot structure setback from wetlands greater than 4,000 square feet in size. (Current requirement is 50 feet except in Exit 10 Master Planned Development District). The entire setback area shall be maintained or developed as a vegetative buffer as approved by the Planning Board.

