

**TABLE 1**

<u>Development Standards (Minimum)</u>	<u>Proposed Modified One-Family Residential/Planned Development (R1/PD)</u>
<u>Minimum Lot Size</u>	20,000 square feet
<u>Minimum Lot Width</u>	Varies
<u>Minimum Front Yard Setback</u>	30 feet
<u>Minimum Side Yard Setback</u>	10 feet
<u>Minimum Rear Yard Setback</u>	30 feet
<u>Maximum Building Height</u>	<u>35 feet (from natural grade)</u>

Note: Unless otherwise specified in the conditions of approval reflecting a need for more restrictive standard, the above modified R1-PD zone standards shall apply.

**ATTACHMENT 1**