

Adopted July 24, 2006
Amended 11/26/07
Amended 4/12/10
Amended 9/24/12

DEVELOPMENT DESIGN STANDARDS

Lakeside Development Standards

a. Intent

The purpose of this zone is to create a PUD for a mix housing type multi-family development. The use of the PUD zone is to allow for more flexible design standards while creating a higher quality and more sensitive proposal. The PUD requires that the development demonstrate a higher quality of architectural standards and site design. Ancillary uses may be permitted as listed below once a primary use has occupied the site. Except as modified by the Lakeside PUD ordinance, the development shall comply with the requirements of the R-16 High Density Residential District.

b. Permitted Uses

The permitted uses in this zone shall be twin homes, townhouses and condominium buildings and their ancillary uses. The type of uses to be provided on common areas shall be low-intensity neighborhood-oriented accessory structures to meet daily needs of residents. Such uses may include a bus shelter, community building, development signage, fountain, garden, gazebo, maintenance shed, picnic shelter, pool, playground equipment or tennis courts.

c. Setbacks

The PUD ordinance requires setbacks from roadways and exterior property lines. The following table displays those setbacks.

	Setback Standards
Highway 212	20 feet
East(Perimeter) Lot Line	50 feet - townhouses/; 30 feet - twin homes; Building Height of the Condominiums with a minimum of 30 feet
Lyman Boulevard	30 feet
West(Perimeter) Lot Line	50 feet
Twin Home separation between buildings	15 feet
Townhouse separation between buildings	15 feet
Minimum Driveway length (to back of curb, trail or sidewalk)	25 feet

	Setback Standards
Hard Surface Coverage	50 % *
Wetland: Buffer and buffer setback	20 feet and 30 feet
Lake Riley	75 feet

Decks, patios, porches, and stoops may project up to seven (7) feet in to the required yard.

* The entire development, including the public and private streets and Outlots, may not exceed 50 percent hard coverage. Individual lots will exceed the 50 percent site coverage.

d. Building Materials and Design

1. Townhouses

- Building height shall be limited to 35 feet.
- Building exterior material shall be a combination of fiber-cement or vinyl siding or shake and brick or stone.
- No two adjacent structures shall be of the same color scheme.
- Colors used shall be varied across color tones.
- All units shall utilize minimum timberline 30-year asphalt shingles.
- Each unit shall have a minimum of one overstory tree within its front landscape yard.
- All mechanical equipment shall be screened with material compatible to the building, landscaping or decorative fencing.
- Garage doors shall be decorative and have windows.

2. Community Clubhouse

- Building height shall be limited to 35 feet.
- Building exterior material shall be a combination of stone and stucco and fiber-cement.
- Natural cedar shakes roofing.

Condominium Building

- Building height shall be limited to 48 feet.
- Building exterior material shall be a combination of 80 percent or greater stone and brick. Accent and trim areas in fiber-cement lap siding and shake.
- Roofing shall be a minimum timberline 30-year asphalt shingles (pitched roofs).

e. Signage

Signage shall comply with city standards for Residential Districts.

f. Landscaping

Landscaping shall comply with the landscaping plan prepared by Pioneer Engineering, dated May 19, 2006, revised June 7, 2006.