R-25C. – Newberry Bluff

 (a) *Development standards*:

 (1) Open space—25 percent, dedicated to the homeowners' association; 10 percent must be able to be able to be built on. – ***30% provided***

(2) Maximum  lot area—2.5 dwellings per acre. ***Met requirement***

 (3) Minimum lot width at building line—60 feet; ***Met Requirement***

(4) Yard setbacks: ***Met Requirement***

a. From all streets—20 feet;

b. Side yard setbacks—7.5 feet;

c. Rear yard setbacks—20 feet;

(5) Maximum height of structures—35 feet; ***Met Requirement***

(6) Minimum square footage of principal structure—1,200 square feet; ***Met Requirement with a minimum of 1704 square feet***

 (b) *Architectural reference*:

(1) *Building materials****. Met Requirement***

a. For principal structures, allowable building materials (not including trim/accent) along the front and side facades are limited to the following:

(i) Brick;

(ii) Brick veneer;

(iii) Stone;

(iv) Architectural precast concrete; and

(v) Natural wood and/or cement-based wood siding.

b. There shall be no more than two building materials used (not including trim/accent materials).