

The Dove Meadows Property is Zoned R-1 (below is the definition):

Sec. 6.2. - General zoning districts.



6.2.1. *Residential districts.*

- A. *R-1 Single-family limited.* The purpose of this district is to accommodate single-family site built and modular construction. The minimum lot size allowed in this district will be dependent on the provision of public or community water and sewer facilities. Although areas may be served with such utilities, most of these areas are located beyond existing or anticipated utility service coverage areas. The minimum lot size for residential uses in this district is therefore larger than in other residential zoning districts.

Dove Meadows Property is within the Urban Standards Overlay District (below is the definition):

- 6.3.6. *USO Urban standards overlay district.* Areas of the county which are located outside their corporate limits and/or municipal extra territorial jurisdiction (ETJ) but where the provision of public water and sewer services can reasonably be expected to occur over the next ten to 15 years, have been designated as the "Urban Standards Overlay District".

Accordingly, standards for development, more akin to those that traditionally are found in urban areas, as opposed to rural areas, are called for. Standards addressed, but not limited to: building design, off-street parking, road, lot and subdivision standards.

Note: If any portion of the subject property is within the USO, then the entire property shall be developed in accordance with USO standards.