

5. **Minimum Building Setback Requirements:**

- a. **Highway 6:** All habitable buildings shall maintain a 50-foot setback from the Highway 6 right-of-way line. Non-habitable buildings including garages, and surface parking areas shall maintain a 25-foot setback from the Highway 6 right-of-way line.

REPLACE THIS CLAUSE WITH THE FOLLOWING:
"Front: The front building setback for single family homes and two-family dwelling buildings shall be 2.5 feet. The front building setback for multi-family buildings shall be 10 feet."

Internal roads, driveways, signs, landscaping, grading, berms and utility structures shall be allowed within the Highway 6 setback.

- b. **Front:** The front building setback shall be 10 feet from the front property line.
- c. **Side:** The side setback for single family homes and two-family dwelling buildings shall be 7.5 feet. The side setback for multi-family buildings shall be 7.5 feet.
- d. **Rear:** The rear yard setback shall be 10 feet.
- e. **Stream:** 75 feet as defined in this PUD Guide.
- f. **Supplementary setback requirements:** Roof eaves, bay window elements and similar features may encroach up to 30 inches into any required setback.

6. **Maximum Building Height:**

35 feet for single family and two-family dwelling buildings. 40 feet for multi-family residential buildings.

7. **Maximum Lot Coverage:** To encourage clustering, small lots and the provision of common open space while integrating Conservation Oriented Design and Residential Cluster Design techniques there are no maximum lot coverage restrictions.

8. **Maximum Density:**

The maximum density shall not exceed 97 dwelling units.

B. OS-1

1. **Purpose:**

To provide a site for a small public riverfront park with publicly accessible soft surface footpaths extending east along the river. Fishing shall be allowed by fly fishing and catch and release only, no commercial guided fishing shall be allowed. The Discovery Trail will traverse OS-1.

2. **Uses by Right:**

- a. Park, playground, picnic shelters, trails, restrooms and associated parking.
- b. Accessory uses customarily appurtenant to uses by right listed above.

3. **Special Uses:**

- a. Special Events.

4. **Minimum Building Setback Requirements:**