

HOMESTEADS AT HILLVIEW PUD STANDARDS

DEVELOPMENT STANDARD	VILLAGE GREEN	HOMESTEADS	PRESERVE
No. of Lots	33	89	23
Minimum Lot Area	8,420 sf	13,000 sf	14,500 sf
Maximum Lot Coverage	67%	60%	60%
Minimum Lot Width (measured at front setback)	57 ft.	63 ft.	63 ft.
Front yard setback (adjacent to local street)	20 ft.	20 ft.	20 ft.
Side yard setback	5 ft. - primary structure 5 ft. - accessory structure	10 ft. - primary structure 5 ft. - accessory structure	10 ft. - primary structure 5 ft. - accessory structure
Rear yard setback	15 ft. - primary structure 5 ft. - accessory structure	25 ft. - primary structure 5 ft. - accessory structure	25 ft. - primary structure 5 ft. - accessory structure
Minimum Living Area	1 story - 1,700 sf 2 story – 2,000 sf (min. 1,200 sf – ground floor)	1 story – 1,800 sf 2 story – 2,200 sf (min. 1,400 sf – ground floor)	1 story – 1,800 sf 2 story – 2,200 sf (min. 1,400 sf – ground floor)
Maximum Primary Structures	1	1	1
Maximum Height	48 ft. - primary structure 25 ft. - accessory structure	48 ft. - primary structure 25 ft. - accessory structure	48 ft. - primary structure 25 ft. - accessory structure
Accessory Structures	No detached accessory structures permitted, including garages, storage structures, and in-law quarters. Exceptions include: inground pool, hot tubs, spas, Jacuzzis or similar apparatus, pool house, and landscaping features such as a trellis.		

PERMITTED LAND USES:

1. Single family residential
2. Golf course
3. Home Occupations in accordance with Article 7.7 of the City of Franklin Zoning Ordinance.
4. Accessory dwellings (also known as in-law quarters) shall be attached to, and designed and constructed as part of the primary structure. In no case may any accessory dwelling exceed 1,000 sf in living area.
5. Temporary Home Sales Facilities in accordance with Article 7.4 of the City of Franklin Zoning Ordinance.

EXTERIOR LIGHTING:

In accordance with Article 7.18 of the City of Franklin Zoning Ordinance.

ANIMALS:

No animals, livestock or poultry of any kind shall be raised, bred, or kept on any portion of the lot, except that dogs, cats or other usual and common household pets not to exceed a total of three (3) may be permitted on a lot.

ARCHITECTURAL DESIGN STANDARDS:

1. Minimum of a two-car attached garage shall be provided for each residence.
2. Primary roof pitch – 8/12 minimum
3. Exterior materials: brick, stone, cedar, EIFs, hardy plank and dimensional fiberglass shingles consistent in earthen tone coloration and otherwise with the project’s interior theme of a custom themed community.

FENCE, HEDGE, & WALL STANDARDS:

1. Not to be located within sight visibility triangle as defined by Article 7.13 of the City of Franklin Zoning Ordinance.
2. Not to be located any closer to the front of the home than the front foundation line of the home.
3. Maximum height = 4 ft.
4. Prohibited: chain-link, wood, electrified, barbed wire, razor wire, and stockade fences. In no instance shall this be interpreted as prohibiting the use of invisible fences.
5. Permitted: wrought iron and walls above grade to be constructed of natural stone, masonry or attractive timber (railroad ties are prohibited).
6. Requires approval of Architectural Control Committee of the subdivision.

LANDSCAPING STANDARDS:

The two (2) deciduous tree selections shall be in conformance with the “Permitted Street Trees” as outlined in Article 6.15 of the Subdivision Control Ordinance. All other tree selections shall be in conformance with the “Qualifying Broad Leaf/Deciduous Trees List” and “Non-Qualifying Trees List” as outlined in Article 7.16 of the City of Franklin Zoning Ordinance.

Front and Side Yard for each Lot

- 2 Deciduous trees: 2-2 ½ inch caliper**
- 1 Flowering tree: 1-1 ½ inch caliper
- 3 Conifer trees: 6-8 ft. in height
- 6 Shrubs: 3-4 ft. in height
- 10 Shrubs: 18-24 inch spread

** Two (2) of the required deciduous tree plantings above shall be located within in the front yard of each lot, at a maximum distance of fifteen (15) feet from the right-of-way.

Bufferyards

1. 15 ft. buffer yard with Type 1 plantings (one (1) broad-leaf deciduous canopy tree per thirty (30) feet of boundary) will be provided in a common area behind the double frontage lots on the south side of Upper Shelbyville Road.
2. 15 ft. bufferyard with Type 2 plantings (one (1) broad-leaf deciduous canopy tree per twenty-five (25) feet of boundary) will be provided in a common area behind the double frontage lots on the east side of Eastview Drive.
3. 15 ft. bufferyard with Type 2 plantings (two (2) evergreen conifers per twenty-five (25) feet of boundary) will be provided in a common area along the south property line of the development.

4. 30 ft. bufferyard with a four (4) feet tall undulating earthen mound and a row of evergreen conifers at one (1) evergreen tree per ten (10) feet of boundary will be provided in common areas behind double frontage lots on both sides of Homestead Boulevard.
5. 20 ft. bufferyard with a three (3) feet tall undulating earthen mound and a row of evergreen conifers at one (1) evergreen tree per ten (10) feet of boundary will be provided in the common area behind the double frontage lots within the Village Green section of the development.
6. The medians of both boulevard entrances into the development will be landscaped with one (1) non-fruit bearing, ornamental canopy tree per fifty (50) feet of median.
7. Both entrances will also include additional landscaping around the proposed development signage.
8. Landscaping will also be provided by existing trees, as healthy, mature trees within common areas on both sides of the northern boulevard entrance from Upper Shelbyville Road, and within the common area at the southeast corner of the Eastview Drive and Upper Shelbyville Road intersection that can be preserved by the project, will be preserved.
9. All landscaping, including tree/shrub plantings and berms/mounding, will be installed in compliance with Article 7 of the City of Franklin Zoning Ordinance.

PARKING STANDARDS:

1. All driveways and vehicle parking areas shall be hard surfaced (concrete or another acceptable alternative) and shall be so surfaced from their point of connection with the abutting street to their point of connection with the garage apron.
2. Maximum driveway width at the right-of-way shall be twenty (20) feet.
3. Gravel and stone driveways shall be prohibited.
4. Parking of recreational vehicles and commercial vehicles shall be in accordance with Article 7.10 of the City of Franklin Zoning Ordinance.

SIGNAGE STANDARDS:

Entrance Signs

One (1) entry sign to be placed on both sides of Homestead Boulevard at the intersection of Eastview Drive and on both sides of Meadowbrook Lane at the intersection of Upper Shelbyville Road for a total of two (2) entry signs at each entrance.

Maximum height = 8 ft.

Maximum area of each sign = 48 sf

Setback = 2 ft. from right-of-way

Neighborhood Marker Posts

To be placed consistent with Detailed PUD Plan.

Maximum height = 8 ft.

Maximum area of each sign = 8 sf

Setback = 2 ft. from right-of-way

If not covered by the above, then the sign standards shall be in accordance with Article 8 of the City of Franklin Zoning Ordinance.

DEVELOPMENT STANDARDS:

All other development standards, not specifically identified above, shall conform to the residential standards outlined in Article 7 and Article 8 of the City of Franklin Zoning Ordinance.