**REZONING:**
1718 MATTHEWS-MINT HILL RD, MATTHEWS, NC 28105

**GENERAL PROVISIONS:**
These development standards form a part of the rezoning plan associated with the rezoning application filed by Ayalnem Lema (the "Applicant") to convert the lot from R12 (Single-Family Residential) to R-VS (Multi-Family Residential) zoning. The rezoning plan shall be subject to all applicable provisions of the City of Matthews Zoning Ordinance (the "Ordinance").

- Development of the site shall be governed by the rezoning plan. These development standards and the applicable provisions of the City of Matthews Zoning Ordinance (the "Ordinance") shall govern all development taking place on the site.
- The rezoning plan or these development standards establish more stringent standards, the regulations established under the ordinance for the R-VS zoning district shall govern all development taking place on the site.
- The configurations, placements and sizes of the lots, driveways and points of access and site improvements depicted on the rezoning plan and schematic, in nature and therefore, are subject to refinements as part of the total design process.

**REVISIONS:**
- **NO DATE**

**METHOD DESIGN STUDIO: 402-3141789
alshemmeriahmad@gmail.com**

**SUPERSEDED 3/14/2022
2022-756**
REZONING: 1718 MATTHEWS-MINT HILL RD, MATTHEWS, NC 28105

GENERAL PROVISIONS:

These development standards form a part of the rezoning plan associated with the rezoning petition of Ayalneh Lemma (the "Applicant") to rezone the property located on 1718 Matthews Mint Hill Rd, Matthews, NC, which is more particularly depicted on the rezoning plan (the "Site").

- Development of the Site shall be governed by the rezoning plan. These development standards and the applicable provisions of the City of Matthews Zoning Ordinance (the "Ordinance")
- Unless the rezoning plan or these development standards establish more stringent standards, the regulations established under the Ordinance for the "R-VS" zoning district shall govern all development taking place on the Site.
- The configurations, placements and sizes of the lots, driveways and points of access and site improvements depicted on the rezoning plan and schematic in nature and therefore are subject to representations as part of the total design process.

ADMITTED USES:

- A. the Site may be devoted only to a residential community comprised of a multi-family dwelling.

DEVELOPMENT SUMMARY:

- PROPOSED USES: RESIDENTIAL
- PROPOSED ZONING: R-VS
- EXISTING USE:
- EXISTING ZONING: R-12
- TOTAL PARCEL AREA: .975 ACRE
- PARCEL TAX ID: 215-102-16
- MAXIMUM, HEIGHT OF STRUCTURE - 35'
- UNDISTURBED OPEN SPACE REQUIREMENT WILL MEET THE TREE SAVE AREA PROVIDED:
- PERMITTED USES:
- PERMITTED PRIMARY EXTERIOR BUILDING MATERIALS FOR THE BUILDINGS TO BE LOCATED ON THE SITE SHALL BE BRICK AND SIDING.
- CURB FACES, DAMBOARD AND OPAQUE GATE. IF ONE OR MORE SIDES OF A DUMPSTER, COMPACTOR AND RECYCLING AREAS WILL BE ENCLOSED ON ALL FOUR SIDES BY AN OPAQUE WALL OR FENCE WITH ONE SIDE BEING A HINGED OPAQUE GATE. IF ONE OR MORE SIDES OF A DUMPSTER, COMPACTOR AND RECYCLING AREA ADJOIN A SIDE WALL OR REAR WALL OF A BUILDING, THEN THE SIDE WALL OR REAR WALL OF A BUILDING MAY BE SUBSTITUTED FOR THE WALL OR FENCE ALONG SUCH SIDES.
- ALL EXISTING HVAC EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW.
- MAXIMUM WEIGHT OF STRUCTURE: 20
- TOWN HOMES

DEVELOPMENT SUMMARY:

- SITE PLAN

DEVELOPMENT LIMITATIONS

- PERMITTED USES:
- PERMITTED PRIMARY EXTERIOR BUILDING MATERIALS FOR THE BUILDINGS TO BE LOCATED ON THE SITE SHALL BE BRICK AND SIDING.
- CURB FACES, DAMBOARD AND OPAQUE GATE. IF ONE OR MORE SIDES OF A DUMPSTER, COMPACTOR AND RECYCLING AREAS WILL BE ENCLOSED ON ALL FOUR SIDES BY AN OPAQUE WALL OR FENCE WITH ONE SIDE BEING A HINGED OPAQUE GATE. IF ONE OR MORE SIDES OF A DUMPSTER, COMPACTOR AND RECYCLING AREA ADJOIN A SIDE WALL OR REAR WALL OF A BUILDING, THEN THE SIDE WALL OR REAR WALL OF A BUILDING MAY BE SUBSTITUTED FOR THE WALL OR FENCE ALONG SUCH SIDES.
- ALL EXISTING HVAC EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW.
- MAXIMUM WEIGHT OF STRUCTURE: 20
- TOWN HOMES

DEVELOPMENT LIMITATIONS

- PERMITTED USES:
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