

SECTION B. CONDITIONS

1. No Change

2.

a. Schedule of Uses**Phases 1-5:** No changes**Phases 5 only:**

Accessory Uses and Structures, including:

Cabanas (~~maximum 600 square feet~~)¹Casitas

Club, Private, On-site with the following accessory uses:

Consumption on Premises, indoor and outdoor

Food and Beverage Services, Limited

Personal services, Group I only

Community Gardens

Essential Services

Fences and Walls

Parking lot, Accessory

Real Estate Sales Office

Recreational Facilities, Private, On-site

Storage, Open (limited to trailers, boats, and other vehicles/goods of RVPD residents; Storage of RVs is not permitted)

b. Site Development Regulations**Phases 1-4:** No Change**Phase 5:**Minimum Lot Area and Dimensions: RV Lots

Lot Area:	4,140 square feet
Width:	46 feet
Depth:	90 feet

Minimum Setbacks: RV Lots

Street:	20 feet
Side Street:	10 feet (see Deviation 4)
Side:	0 feet for RV pad to the side lot line, and 5' for accessory structures to the side lot line 10 feet between parked RVs and accessory structures <u>on adjacent lot</u> ²
Rear (Principal):	10/20 feet (20 foot rear setback for lots abutting developed RV lots in Phases 1-4)
Rear (Accessory):	5 feet (0 feet from lake maintenance easement for waterfront lots)
Waterbody:	20 feet
Maximum Lot Coverage:	50% (RV pad and roofed accessory structures)

Maximum Building Height: 30 feet

¹Consistent with LDC §34-1182.

²RV Pads may be within 10 feet of accessory structures consistent with MCP "Typical Lot Detail"

Minimum Lot Area and Dimensions: Amenity Tract

Lot Area: 10,000 square feet
Width: 100 feet
Depth: 100 feet

Minimum Setbacks: Amenity Tract

Street: 20 feet
Side (Principal): 10 feet
Side (Accessory): 5 feet
Rear (Principal): 10 feet
Rear (Accessory): 5 feet
Waterbody: 0 feet
Maximum Lot Coverage: 45% (~~RV pad and roofed accessory structures~~)
Maximum Building Height: 45 feet

3. No Change

4. No Change

5. No Change

6. No Change

7. No Change

8. No Change

9. No Change

10. No Change

11. No Change

12. Accessory Setbacks:

Phase 5 casitas and cabanas must provide a minimum street setback of 20 feet; side yard setback of 5 feet; rear yard setback of 5 feet (0 feet from lake maintenance easement for waterfront lots); and setback from water body of 20 feet.

Phase 5 lots must provide at least 10 feet between RVs and accessory structures, including casitas and cabanas on the adjacent lot. The RV pad may be within 10 feet consistent with the MCP "Typical Lot Detail."