

Category	R (Marvin) Zoning	MHD Form Based Code	Heritage at Marvin Standards Following Form Based Code
Permitted Use	Single Family	Single Family only	Single Family only
Maximum Number of Lots	41 per ordinance - 29 per plan	1 DUA for entire District - 123 Homes	68
Open Space/Conservation Lands	15% required 33.4% provided 15.74 acres	30% - 13.15 acres	40.55% -19.10 acres
Minimum Lot Area	30,000 sft 20% lots at 25,000 sft	10,000 sft	10,000 sft min- lots average 12,325 sft
Minimum Lot Width	130'	70'	70'
Minimum Front Setback	50'	25' with 5'-7' allowable porch encroachment	25' with 5'-7' allowable porch encroachment
Minimum Side Yard Setback	20'	5'	5'
Minimum Rear Yard Setback	40'	25'	25'
Maximum Building Height	35'	35'	35'
Buffer requirement	285' Viewshed Buffer along Newtown Road, 85' Viewshed Buffer along Meadowlark	100' Perimeter Buffer with a 75' no cut buffer along eastern and southern boundaries	100' Perimeter Buffer with a 75' no cut buffer along eastern and southern boundaries