



Flemington Village

PLANNED UNIT DEVELOPMENT DISTRICT
FLEMINGTON, GEORGIA

*Descriptive Narrative, Land Uses and
Development Standards*

Submitted:	Approved By City:	Revisions:
<i>June 10, 2010</i>	---	<i>Original Submittal</i>
<i>June 29, 2010</i>	---	<i>Pre-Application Comments</i>
---	<i>October 12, 2010</i>	<i>PUD Approval with Special Conditions Incorporated Herein</i>

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EXHIBITS

Exhibit A - Flemington Village PUD District General Development Plan, approved by City October 12, 2010

Exhibit B - Flemington Village PUD District Property Boundary Description, June 29, 2010

Exhibit C - Flemington Village Design Guidelines, approved by City October 12, 2010

Exhibit D - “Zoning Ordinance, City of Flemington, Georgia”, as of the adoption of the Flemington Village PUD

Exhibit E - “The Subdivision Ordinance, The City of Flemington, Liberty County, Georgia”, as of the adoption of the Flemington Village PUD

Exhibit F - “Code of Ordinances, County of Liberty Georgia; Chapter 5 Buildings, Construction and Related Activities; Article VII. Land Clearing and Tree Protection”, as of the adoption of the Flemington Village PUD

FLEMINGTON VILLAGE PUD

PLANNING and DEVELOPMENT TEAM

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FLEMINGTON VILLAGE PUD DISTRICT
Descriptive Narrative, Land Uses and Development Standards
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**FLEMINGTON VILLAGE
PLANNED UNIT DEVELOPMENT
DISTRICT**

Descriptive Narrative, Land Uses and Development Standards

FLEMINGTON, GEORGIA

1. DEVELOPMENT INTRODUCTION

History and Purpose

The Applicant is requesting rezoning of 144+/- acres in the City of Flemington from General Commercial (GC) and Single-Family Residential (R-1) Districts to a Planned Unit Development (PUD) District to be called Flemington Village.

Flemington Village is a mixed-use, commercial and residential community. Its plan is focused on creating an economically sound community of continuing desirability and sustainability as an important component of the ongoing development of the Cities of Flemington and Hinesville, Georgia. Flemington Village encompasses approximately 425 +/- acres, of which approximately 144 +/- acres are in the City of Flemington and approximately 281 +/- acres are in the City of Hinesville east of Peacock Creek.

Term References

References to the “Applicant” in this PUD Narrative shall mean Fraser Realty Corp./Pine Hope Holdings, LLC, its successors and assigns.

References to the “Flemington Village PUD” shall mean the City of Flemington Zoning Ordinance that establishes the “Flemington Village Planned Unit Development District” and includes this “Planned Unit Development District Descriptive Narrative, Land Uses and Development Standards” and its exhibits, as adopted in the Flemington Village PUD ordinance and as modified with consent of the City of Flemington thereafter.

This Planned Unit Development Descriptive Narrative, Land Uses and Development Standards refers to City of Flemington ordinances and standards. The following references apply:

- “Zoning Ordinance” shall mean the “Zoning Ordinance, City of Flemington, Georgia” as of the adoption of the Flemington Village PUD.
- “Subdivision Regulations” shall mean the “The Subdivision Ordinance, The City of Flemington, Liberty County, Georgia” as of the adoption of the Flemington Village PUD.
- “Land Clearing and Tree Protection Ordinance” shall mean “Code of Ordinances, County of Liberty Georgia; Chapter 5 Buildings, Construction and Related Activities; Article VII. Land Clearing and Tree Protection” as of the adoption of the Flemington Village PUD.

References to “Design Guidelines” shall mean the “Flemington Village Design Guidelines” as adopted in the Flemington Village PUD ordinance and as modified with consent of the City of Flemington thereafter.

Application of the Flemington Village PUD District, the Design Guidelines and Governmental Regulations

Flemington Village is zoned as a Planned Unit Development (PUD) zoning district and is controlled by the “Flemington Village Planned Unit Development District Descriptive Narrative, Land Uses and Development Standards”, which contains standards for density, building setbacks, site coverage and other aspects of land use and site planning in Flemington Village.

Where there are conflicts between the Flemington Village PUD District and the Design Guidelines, then the Flemington Village PUD District takes precedence.

Where there are conflicts between the Flemington Village PUD District or Design Guidelines and the Zoning Ordinance, City of Flemington, Georgia or the Subdivision Ordinance, City of Flemington, Georgia, then the Flemington Village PUD Zoning District and the Design Guidelines take precedence, in that order.

All design and construction in the Flemington Village PUD District shall meet applicable Federal and State regulations. Where those regulations conflict with these Design Guidelines, the more restrictive shall apply.

Attached Exhibits:

- **Exhibit A** - Flemington Village PUD District General Development Plan
- **Exhibit B** - Flemington Village PUD District Property Boundary Description
- **Exhibit C** - Flemington Village Design Guidelines
- **Exhibit D** - “Zoning Ordinance, City of Flemington, Georgia”, as of the adoption of the Flemington Village PUD
- **Exhibit E** - “The Subdivision Ordinance, The City of Flemington, Liberty County, Georgia”, as of the adoption of the Flemington Village PUD
- **Exhibit F** - “Code of Ordinances, County of Liberty Georgia; Chapter 5 Buildings, Construction and Related Activities; Article VII. Land Clearing and Tree Protection”, as of the adoption of the Flemington Village PUD

2. DEVELOPMENT PLAN

2.1. Flemington Village Concept

The Flemington Village PUD is a 138+/- acre portion of the 425+/- acre Flemington Village mixed-use, commercial and residential community that sets a new standard for comprehensively integrated land uses in the Cities of Flemington and Hinesville. The plan creates an attractive community to work, live and recreate in a carefully planned and controlled environment.



Flemington Village Concept

The Flemington Village PUD calls for:

- **Three Land Use Neighborhoods and Decreasing Intensity**

Three distinct neighborhoods of specific land uses separated by vegetated buffers and preserved conservation areas that transition with decreasing intensity from US Hwy 84 oriented commercial uses to lower intensity neighborhood commercial and residential uses, to a low density residential neighborhood at the southern portion of Flemington Village that ties with other Flemington Village residential development in the jurisdiction of the City of Hinesville.

- **Design Guidelines**

Design Guidelines that provide architectural and site planning controls to maintain high quality and consistency in the built environment that reflects Coastal Georgia architectural traditions compatible with the City of Flemington's vision for the greater Flemington area.

- **Distributed Traffic**

There are two access points to US Hwy 84. The primary access is the full intersection Flemington Village Boulevard (a proposed roadway) that traverses through US Hwy 84 oriented general commercial uses to lower intensity neighborhood commercial and residential uses, to a low density residential neighborhood at the southern portion of Flemington Village that ties with other Flemington Village residential development in the jurisdiction of the City of Hinesville. The secondary US Hwy 84 access is via the existing Patriot's Point Trail terminating at James Brown Park. The two access points on US Hwy 84 are linked with other roadways and the commercial parcels within Flemington Village are required to link with one another to create a distributed traffic pattern. By interconnecting different land uses with roadways, bikeways and pedestrianways there is increased potential to reduce vehicle trips and to lessen traffic impact at any one point in the system.

The location for a roadway connection across Peacock Creek may be considered to interconnect travel from one commercial area to another. The intent is to alleviate the need for the commercial traffic to access Hwy 84 when shopping within Flemington Village. The Applicant and City of Flemington may study, analyze and enter into an agreement on the necessity, location, and funding of the connector road during the PUD Specific Plan review for the Flemington Village Boulevard portion of the project.

While not within the Flemington Village PUD, another point of access across Peacock Creek may be considered in the southern part of Flemington Village in the City of Hinesville to accommodate residential traffic on the south side of Flemington Village.

- **Walkable Community**

Roadways in Flemington Village will feature pedestrianways that link commercial, residential and recreational areas with comfort and safety. Sidewalks will be separated from the roadway by a planted strip containing the street trees to separate pedestrians from vehicular traffic. The sidewalks along Flemington Village Boulevard serves as the primary linkage for the neighborhoods east of Peacock Creek.

- **Alternative Transportation**

In addition to a distributed traffic roadway system for vehicular traffic, Flemington Village provides alternative transportation modes.

- **Bikeways**

The walkways along one side of Flemington Village Boulevard shall be designed to share with bicycles providing convenient bikeways linking residential and commercial uses along the Boulevard.

- **Public Transportation**

Flemington Village's roadway system shall be designed to accommodate public bus stops coordinated with the local public transportation system.

- **Open Space and Greenspace**

The Flemington Village PUD commits to generous amounts of common open space and greenspace (pervious area) within Flemington Village. The combination of common open space and greenspace provides opportunities for recreation, wildlife corridors and environmentally sustainable development. Besides space for landscaped areas, conservation easements, natural areas, park land and recreational amenities (such as community pools, playgrounds), there are specific requirements for the US Hwy 84 frontage and two types of buffers.

- **US Hwy 84 Frontage**

The frontage along US Highway 84 shall be planted with a thirty-foot (30') width landscape treatment to provide a transparent screen that offers filtered views to the general commercial uses beyond the frontage treatment.

- **Adjacent Use Buffers**

Twenty-five foot (25') Adjacent Use Buffers screen and separate abutting dissimilar land uses within Flemington Village and provide separation between Flemington Village and adjacent land owner's properties.

- **Environmental Buffers**

- **Peacock Creek**

The Peacock Creek 100' Right-of-Way shall be buffered by a minimum twenty-five foot (25') undisturbed vegetated buffer.

- **Peacock Creek Tributary**

The Peacock Creek Tributary 60' Right-of-Way shall be buffered by a minimum twenty-five foot (25') undisturbed vegetated buffer.

- **Jurisdictional Wetlands**

Jurisdictional wetlands or other waters of the United States require appropriate Federal and State permits before any development impacts to a jurisdictional area. Wetlands that are preserved and not impacted will be surrounded by an undisturbed vegetated buffer according to applicable Federal and State regulations and/or wetland impact mitigation agreements for disturbed wetlands.

- **Preservation and Conservation**

The Flemington Village PUD designates 14.1 +/- acres for conservation. This area consists of preserved wetlands, uplands and includes an area of approximately 9.7 +/- acres within an existing conservation easement. Beyond this conservation area, jurisdictional wetlands that are not impacted by development through Federal and State permits will remain preserved according to regulations.

- **Compatibility**

- **Surrounding Land Uses**

- The land uses within Flemington Village are compatible with surrounding land uses and the Flemington Village PUD assures that Flemington Village will remain in harmony with the character of the surrounding area. For the most part, the surrounding adjacent commercial and residential land uses are the same as those in Flemington Village. Where adjacent properties are undeveloped, such as along the eastern boundary line, the Flemington Village PUD incorporates an Adjacent Use Buffer.

- **Ft. Stewart JLUS**

- In recognition of Ft Stewart’s concern about the project’s location within the Joint Land Use Study (JLUS) Boundary and the project’s location within the Land Use Planning Zone (LUPZ) of Ft. Stewart’s blast noise contours, the Flemington Village PUD shall incorporate JLUS recommended “general real estate disclosures”, or similar, for all properties sold or rented within Flemington Village.

- **Stormwater Management System**

The Flemington Village stormwater collection and drainage system shall be designed and constructed to Liberty County standards. The system shall utilize common stormwater management systems to reduce the reliance on small individual facilities that are less efficient and more difficult to maintain than common systems. The system shall be designed to treat runoff and control release rates during design storm events to minimize impacts on Peacock Creek and adjacent downstream properties. These facilities shall be owned and maintained by the Applicant (and subsequent POA), until dedicated to Liberty County for ownership and maintenance.

- **Wastewater Treatment and Water Supply Systems**

City of Hinesville Public Works Department will own, operate, and maintain the gravity wastewater collection and disposal system and the potable water distribution system upon completion of these systems by the Applicant and acceptance by the Department.

- **Public Facilities**

Integral to Flemington Village and the surrounding community are properties made available by various partners of the Applicant for public and non-profit use, such as the sites for James Brown Park and the Mary Lou Fraser Community Support Foundation. These facilities enrich both Flemington Village and the citizens of the greater City of Flemington and City of Hinesville.

2.2. Development Summary

Flemington Village is a mixed-use, general commercial, neighborhood commercial and residential community. The portion of Flemington Village in the City of Flemington consists of three distinct neighborhoods of specific land uses separated by vegetated buffers and preserved conservation areas that transition with decreasing intensity from US Hwy 84 oriented commercial uses to lower intensity neighborhood commercial and

FLEMINGTON VILLAGE PUD

residential uses, to a low density residential neighborhood at the southern portion of Flemington Village that ties with other Flemington Village residential development in the jurisdiction of the City of Hinesville.

The Flemington Village PUD General Development Plan (Exhibit A) encompasses the portion of Flemington Village in the City of Flemington and allows the following land uses and densities:

- **“GC”** General CommercialMaximum 40.9 +/- Acres
- **“NC/R”** Neighborhood Commercial/Residential...Maximum 45.3 +/- Acres/271 DU
- **“R-MD”** Residential-Mid DensityMaximum 13 Dwelling Units
- **“R-LD”** Residential-Low DensityMaximum 79 Dwelling Units
- **“R/OS”** Recreation/Open Space
- **“C”** Conservation
- **“PR”** Primary Roadway

NC/R may be developed in either/or, or a combination of neighborhood commercial and/or residential land uses, as long as the total area does not exceed 45.3 +/- acres and 271 DU. For each acre developed solely as Residential use, one acre of Neighborhood Commercial use is eliminated. Residential uses placed above Neighborhood Commercial uses do not diminish Neighborhood Commercial acreage; however, such residential use counts toward the maximum allowable 271 DU count in the NC/R land use. (See 4.2.2 NC/R, NC/R Density)

Table 1. Development Summary

PARCEL	ACRES	MAXIMUM RESIDENTIAL DENSITY		MAXIMUM GC and NC/R AREA
		DU/AC	DU	AC
GC: GENERAL COMMERCIAL				
Parcel A	20.0 +/-			20.0 +/-
Parcel B	0.4 +/-			0.4 +/-
Parcel C	7.3 +/-			7.3 +/-
Parcel D	9.9 +/-			9.9 +/-
Parcel E	3.3 +/-			3.3 +/-
GC TOTAL	40.9 +/-			40.9 +/-
NC/R: NEIGHBORHOOD COMMERCIAL/RESIDENTIAL ⁽¹⁾				
Parcel F	7.6 +/-			7.6 +/-
Parcel G	15.2 +/-			15.2 +/-
Parcel H	15.9 +/-			15.9 +/-
Parcel I	6.6 +/-			6.6 +/-
NC/R TOTAL	45.3 +/-	6 DU/AC Average 12 DU/AC Maximum	271	45.3 +/-
R-MD: RESIDENTIAL-MID DENSITY ⁽²⁾				
Parcel J	1.1 +/-	12	13	
R-MD TOTAL	1.1 +/-		13	

FLEMINGTON VILLAGE PUD

Table 1. Development Summary (Continued)

PARCEL	ACRES	MAXIMUM RESIDENTIAL DENSITY		MAXIMUM GC and NC/R AREA
		DU/AC	DU	AC
R-LD: RESIDENTIAL-LOW DENSITY				
Parcel L	7.2 +/-	2.4	17	
Parcel M	25.1 +/-	2.4	60	
R-LD TOTAL	32.3 +/-		77	
R/OS: RECREATION/OPEN SPACE				
Parcel K	2.4 +/-			
R/OS TOTAL	2.4 +/-			
C: CONSERVATION				
Parcel N	10.0 +/-			
Parcel O	4.1 +/-			
C TOTAL	14.1 +/-			
PR: PRIMARY ROADWAYS				
Parcel P	8.3 +/-			
PR TOTAL	8.3 +/-			
PUD TOTAL	144.4 +/-		361 DU	86.2 +/-

NOTES:

- 1.) NC/R may be developed in either/or, or a combination of Neighborhood Commercial and/or Residential land uses. For each acre developed solely as Residential use, one acre of Neighborhood Commercial use is eliminated. Residential uses placed above Neighborhood Commercial uses do not diminish Neighborhood Commercial acreage; however, such residential use counts toward the maximum allowable 271 DU count in the NC/R land use.
- 2.) The R-MD land use area is a portion of a larger parcel, the majority of which is zoned "R-A-1" Multifamily Dwelling District in the City of Hinesville.

INSERT EXHIBIT A PUD GENERAL DEVELOPMENT PLAN
(Front)

INSERT EXHIBIT A PUD GENERAL DEVELOPMENT PLAN
(Back)

2.3. Development Phasing

The development of Flemington Village will take place over several years depending on market demand and other conditions. The applicant anticipates development will begin with US Hwy 84 access via the first portion of Flemington Village Boulevard and the subdivision of General Commercial and Neighborhood Commercial/Residential sites adjacent to Flemington Village Boulevard. Over time development will progress to the Residential Low-Density neighborhood at the southern portion of Flemington Village that ties with other Flemington Village residential development in jurisdiction of the City of Hinesville. General Commercial and Neighborhood Commercial /Residential sites that link US Hwy 84 to the Residential-Low Density neighborhood will be filled-in over time. The timing, size and location of each phase of development shall be determined by the Applicant according to market demand and other considerations at the sole discretion of the Applicant.

2.4. Ownership and Maintenance of Facilities

A Property Owners Association (POA) shall be formed for the ownership and maintenance of Flemington Village common areas, such as neighborhood parks, preserved forests and ponds, road facilities and stormwater management facilities. The Applicant shall own and maintain these facilities until the establishment of the POA.

All roads within the Flemington Village street rights-of-way shall be designed and constructed to City of Flemington and Liberty County standards. Street trees, sidewalks and street signage shall meet or exceed City of Flemington and Liberty County standards, as modified herein. These facilities shall be owned and maintained by the Applicant (and subsequent POA), until dedicated to Liberty County for ownership and maintenance. If for any reason the roads are not dedicated to Liberty County, the Applicant (or subsequent POA) shall have full responsibility for maintenance of the road system.

The stormwater collection and drainage system shall be designed and constructed to local and state standards. These facilities shall be owned and maintained by the Applicant (and subsequent POA), until dedicated to Liberty County for ownership and maintenance.

The wastewater collection and disposal system and the potable water distribution system shall be designed and constructed to local and state standards. The City of Hinesville will own, operate, and maintain the gravity wastewater collection and disposal system and the potable water distribution system upon completion of these systems by the Applicant and acceptance by the Department.

Streetlights will be owned by either the Flemington Village POA or by the Georgia Power Company and leased by the home owners through a monthly service charge.

All electric, telephone, gas and cable systems will be installed, owned and maintained by the respective service providers.

The Applicant agrees to provide the City of Flemington with covenants and restrictions obligating the POA to maintain the common areas, road facilities and stormwater management facilities, and providing for the collection of assessments to pay for improvements and maintenance of these facilities until any of these facilities are conveyed to public authorities. These covenants and restrictions shall be provided according to the City of Flemington's Zoning and Subdivision Ordinances with Specific and Final Development Plans as Flemington Village is developed.

2.5. Dedication of Land for Public Use and Conservation Easements

2.5.1. Dedication of Land for Public Use

The Applicant does not anticipate the dedication of any land for public facilities such as parks or publicly owned open spaces. At the time of the City of Flemington's initial approval of this PUD District, all parks and open spaces are to be owned by the Applicant (and subsequent POA). However, the Applicant (and subsequent POA) may choose to negotiate the dedication of park or open space land to public entities in the future.

2.5.2. Conservation Easements

A conservation easement has been placed on approximately 9.7+/- acres of land within Parcel N. Flemington Village PUD designates Parcel N for Conservation use. The Applicant may at its discretion place any part of, including the entire, Conservation use area under a conservation easement.

3. COMMUNITY DEVELOPMENT STANDARDS

These standards apply throughout the Flemington Village PUD.

In addition to these Community Standards, the buildings, homes and lot improvements within Flemington Village shall be subject to the Flemington Village Design Guidelines for architectural and landscape standards and procedures to create a community that reflects traditional architectural style with diversity in the elevations. Those standards and procedures are included in **Exhibit C - Flemington Village Design Guidelines**.

3.1. Common Open Space and Greenspace

Flemington Village shall provide a minimum of the amounts of Common Open Space and Greenspace outlined in Table 2 Common Open Space and Greenspace.

- **Planned Development**

"Planned Development" refers to sites such as commercial complexes, multi-family apartment and condominium complexes and other developments where the site is not subdivided into individual lots and dedicated streets.

- **Lot Development**

"Lot Development" is defined as a subdivision of lots for individual commercial uses or residential dwelling units (including single-family lots; 2, 3, 4-plex lots; and townhouse lots) and their associated open spaces, that is served by a dedicated street (public or private street within a dedicated right-of-way).

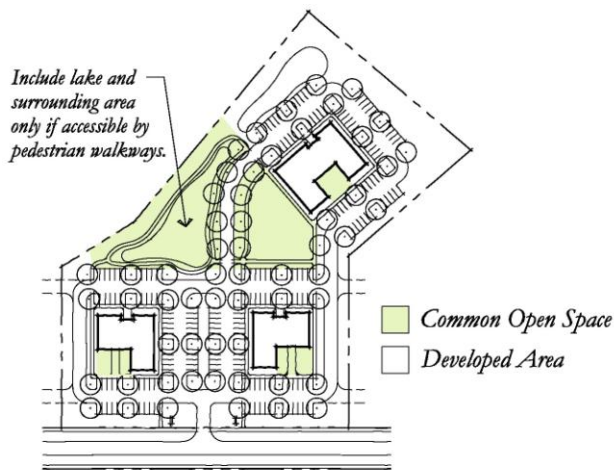
▪ **Common Open Space**

“Common Open Space” is defined as all areas not utilized for individual residential or commercial lots within a Lot Development, road rights-of-way, buildings, parking, or loading areas and generally includes landscaped areas, natural areas, water bodies (ponds, lagoons), park land, recreational amenities (such as community pools, playgrounds, bike trails) that are accessible for recreational use and enjoyment by residents and their guests in residential areas and to business employees and customers in commercial areas.

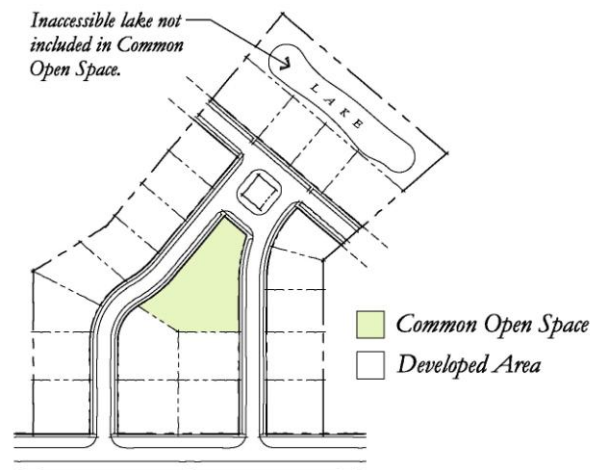
The base area for Common Open Space calculations for Lot Developments shall be based on the development’s gross acreage including areas such as the lots, street rights-of-way, buffers and common areas, that is, the entire area within the development’s property boundary.

Common Open Space shall be depicted on plats of Lot Developments and shall be labeled “Open Space.”

For Common Open Space in Planned Developments, recording of a plat depicting “Common Open Space” shall not be required; however, the accessible Common Open Space area shall be identified on the approved Specific Development Plan for the purpose of confirming the Common Open Space calculations.



***Residential Planned Development
Common Open Space***



***Residential Lot Development
Common Open Space***

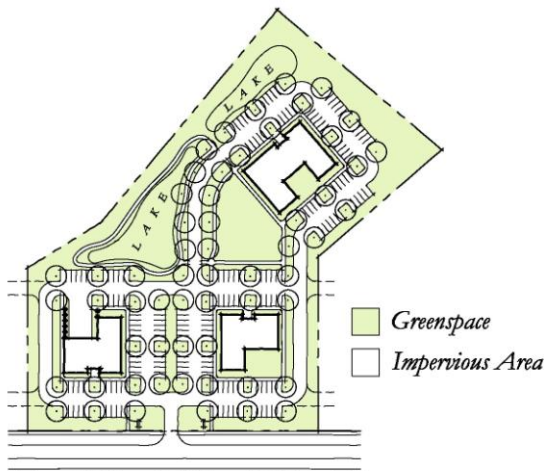
Table 2. Common Open Space

MINIMUM COMMON OPEN SPACE	PLANNED DEVELOPMENT	LOT DEVELOPMENT
GC	0%	0%
NC/R	0% Commercial 10% Residential	0% Commercial 10% Residential
R-MD	15%	10%
R-LD	15%	10%
R/OS	N/A	N/A
C	N/A	N/A
PR	N/A	N/A

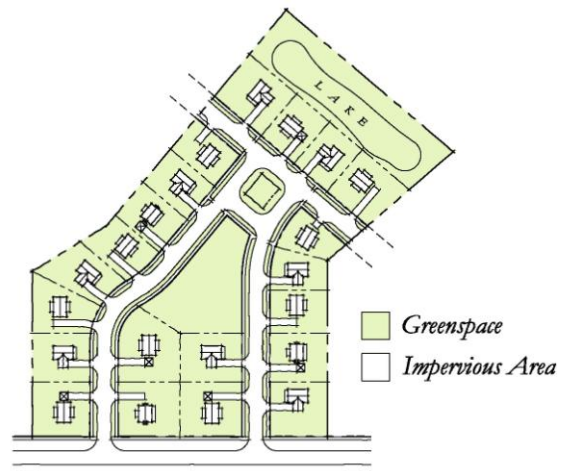
▪ **Greenspace**

“Greenspace” is defined as the pervious area of land other than area taken in buildings and impervious paving (such as parking, patios, walkways) and includes areas such as buffers, natural areas, lawns, plant beds, and pervious paving. Greenspace measurements for Lot Developments include pervious areas within the entire development such as pervious areas within the lots, street rights-of-way, buffers and common areas.

The base area for Greenspace calculations for Planned Developments and Lot Developments and shall be based on the development’s gross acreage, that is, the entire area within the development’s property boundary.



**Commercial or Residential Planned Development
Greenspace**



**Commercial or Residential Lot Development
Greenspace**

Table 3. Greenspace

MINIMUM GREENSPACE (Pervious Area)	PLANNED DEVELOPMENT	LOT DEVELOPMENT
GC	25%	25%
NC/R	35% Commercial 50% Residential	35% Commercial 50% Residential
R-MD	50%	50%
R-LD	60%	60%
R/OS	65%	N/A
C	95%	N/A
PR	N/A	N/A

3.2. US Hwy 84 Frontage

The frontage along US Highway 84 shall be planted with a thirty-foot (30') width landscape treatment of groundcovers and shrub plantings, supplemented with street trees and understory trees to provide a transparent screen that offers filtered views to the general commercial uses beyond the frontage treatment. General commercial uses shall remain identifiable to passersby. Landscape treatments shall be subject to GADOT and utility company easement regulations.

3.3. Adjacent Use Buffers

Twenty-five foot (25') Adjacent Use Buffers shall be located as shown on Exhibit A Flemington Village PUD General Development Plan. These buffers screen and separate abutting dissimilar land uses within Flemington Village and provide separation between Flemington Village and adjacent land owner's properties.

In addition to the twenty-five foot (25') Adjacent Use Buffers, there shall be a two-hundred foot (200') Adjacent Use Buffer between the "GC" (General Commercial) and "NC/R" (Neighborhood Commercial/Residential) neighborhood land uses east of Peacock Creek as shown on Exhibit A Flemington Village PUD General Development Plan. This buffer shall be allowed to contain stormwater management lakes. The edges of the lakes shall contain vegetated strips of trees and understory to filter views across the lake between development parcels.

Commercial and neighborhood identification signage shall be allowed within the Adjacent Use Buffers. The buffer may be selectively cleared and underbrush removed to allow for unobstructed, safe visibility in the "sight triangle" defined in the Subdivision Regulations.

Dead, dying or hazardous trees may be removed from buffers if removal is recommended in writing by a licensed arborist and approved by the City.

3.4 Environmental Buffers

▪ Peacock Creek and Peacock Creek Tributary Buffer

The Peacock Creek 100' Right-of-Way and the Peacock Creek 60' Right-of-Way shall be buffered by a minimum fifty foot (50') undisturbed vegetated buffer as indicated on the Flemington Village PUD General Development Plan.

- **Jurisdictional Wetland Buffers**

Jurisdictional wetlands or other waters of the United States require appropriate Federal and State permits before any development impacts to a jurisdictional area. Wetlands that are preserved and not impacted will be surrounded by an undisturbed vegetated buffer according to applicable Federal and State regulations and/or wetland impact mitigation agreements for disturbed wetlands.

3.5. Flemington Village Boulevard

The primary access for Flemington Village's neighborhoods east of Peacock Creek is Flemington Village Boulevard. The boulevard is planned as a complete movement intersection with US Hwy 84 that traverses through US Hwy 84 oriented general commercial uses to lower intensity neighborhood commercial and residential uses, to a low density residential neighborhood at the southern portion of Flemington Village that ties with other Flemington Village residential development in the jurisdiction of the City of Hinesville.

As the “front door” to Flemington Village and the primary thoroughfare linking neighborhoods east of Peacock Creek, Flemington Village Boulevard shall incorporate the following features:

- Landscaped median at the entry from US Hwy 84.
- Street trees on both sides of the roadway located in a planted strip.
- Pedestrian walkways separated from the roadway by a planted strip containing the street trees to separate pedestrians from vehicular traffic.
- The walkway along one side of Flemington Village Boulevard shall be designed to share with bicycles providing convenient bikeways linking residential and commercial uses along the Boulevard.
- Public bus stops coordinated with the local public transportation system.

3.6. Street Trees and Tree Protection

Flemington Village shall meet or exceed the requirements of the City of Flemington “Land Clearing and Tree Protection Ordinance” with the following modifications:

- Street trees shall be placed in the street right-of-way in a minimum 7’-0” wide planted strip between the edge of the road or back-of-curb and the sidewalk or bike path, rather than in a “tree easement”. Wider tree lawns are encouraged where space is available. Where there are no sidewalks or bike paths, street trees shall be placed a minimum of three and one-half feet (3 ½’) from the edge of the road or back-of-curb, measured to the center of the tree trunk.
- The placement of street trees shall be generally staggered from one side of the street to the other side of the street.
- The minimum distance between street trees shall be approximately 70’ +/- between trees on the same side of the street and approximately 60’ +/- between trees diagonally across the streets, within a variance of plus or minus 10’ depending on the locations of underground utilities and other site features.
- Tree protection barriers placed pre-construction and removed post-construction according to the “Land Clearing and Tree Protection Ordinance” shall be either 4’-0” high chain-link fencing, or 4’-0” high wooden post and rail fencing where trees

are saved within areas of disturbance. Orange plastic “snow fencing” may be used along outer perimeters of the limits of disturbance or other low construction impact areas in locations approved by the County Engineer.

- Greenspace as defined in Section 3.1. Common Open Space and Greenspace, herein.

3.7. Wetlands

Wetland impacts and preservation within Flemington Village PUD shall be governed by Federal and State regulations. Appropriate permits shall be obtained for all wetland impacts and for activities within preserved wetlands. Unless restricted by Federal and State regulations, permits and/or Memorandum of Agreement (MOA) to the contrary, the following are permitted uses within wetlands:

- Open space and buffers
- Conservation areas
- Stormwater control and disposal
- Boardwalks, trails, bridges and other permitted structures
- Wildlife management
- Silviculture

3.8. Street and Parking Lighting

In order to promote a unified image for Flemington Village, all street and parking shall meet or exceed Flemington Village Design Guidelines requirements. The Design Guidelines call for cut-off type fixtures that reduce glare and impacts on adjacent areas and promote “dark skies” objectives for reducing atmospheric lighting.

3.9. Sign Regulations

In order to promote a unified image for Flemington Village, all site signage shall meet or exceed Article IV. Sign Regulations of the Zoning Ordinance for the City of Flemington, Georgia, as modified by the Flemington Village Design Guidelines.

4. NEIGHBORHOOD DEVELOPMENT STANDARDS

These standards apply the individual neighborhood land use areas.

In addition to these Neighborhood Standards, the buildings, homes and lot improvements within Flemington Village shall be subject to the Flemington Village Design Guidelines for architectural and landscape standards and procedures to create a community that reflects traditional architectural style with diversity in the elevations. Those standards and procedures are included in **Exhibit C - Flemington Village Design Guidelines**.

4.1. Establishment of Land Uses

4.1.1. Types of Land Uses. The Flemington Village PUD shall consist of the following land uses:

“GC”	General Commercial
“NC/R”	Neighborhood Commercial/Residential
“R-MD”	Residential-Mid Density
“R-LD”	Residential-Low Density

“R/OS”	Recreation/Open Space
“C”	Conservation
“PR”	Primary Roadways

4.1.2. Zoning Maps. The boundaries of these land uses are hereby established on the Flemington Village PUD General Development Plan as adopted by the City of Flemington, Georgia, which is hereby made part of this ordinance, together with all existing and future notations, references and amendments. The originals of said plan properly attested, shall be and remain on file in the office of the Planning Commission, with a copy at Flemington City Hall.

4.1.3. PUD and Land Use Areas. The property areas indicated on the Flemington Village PUD General Development Plan are based on a combination of tax maps, surveys and other information gathered from a variety of sources and are approximate in nature. All property lines, tract dimensions and descriptions are for graphic representation and serve as an aid to site locations only. Any person desiring to determine actual tract or lot configurations should examine the plats, deed restrictions and covenants applicable to specific portions of the property.

4.1.4. PUD and Land Use Boundary Lines. PUD District and land use boundary lines on the Flemington Village PUD General Development Plan are intended to follow property lines along property boundary lines, street rights-of-way, the Peacock Creek right-of-way and/or other physical determinates shown on the PUD General Development Plan. In the case of unsubdivided property, the land use boundary lines shall be determined by scaling the PUD General Development Plan.

4.1.5. Requirements of the Zoning Ordinance Sec. 6.14. "OC-1" Overlay-Commercial District. The Flemington Village PUD development standards and development review and approval process replace the requirements of the City of Flemington Zoning Ordinance Sec. 6.14. "OC-1" Overlay-Commercial District”.

4.1.6 City of Flemington Alcohol Ordinance. The City of Flemington alcohol ordinance, including requirements for minimum separation between such establishments and other uses such as schools, libraries, residential uses, mortuaries and churches shall apply to the Flemington Village PUD.

4.2. Permitted Land Uses, Densities, Lot and Building Requirements:

4.2.1. GC General Commercial

Intent:

Highway oriented general commercial uses.

GC Density:

- Maximum 45.3 +/- Acres
- Maximum 493,300 Gross Square Feet

Permitted GC Uses:

- Service stations
- Restaurants
- Motel and tourist courts
- Tourist homes
- Shopping centers
- Grocery store
- Drugstore/pharmacy
- Health and wellness
- Entertainment facilities
- Retail businesses
- Personal services
- Offices and banks
- Professional activities
- Garages for service (excluding storing junked vehicles outdoors)
- Mortuaries
- Animal hospitals, clinics or kennels
- Commercial greenhouses and plant nurseries
- Public and semi-public uses
- Municipal, county, state or federal use, but not including warehouses or outside storage areas
- Lumberyards
- Building supplies
- Business services
- Research and testing facilities
- Commercial recreation
- Hotels
- Printing, lithographing or publishing plants
- Taverns
- Brewpubs
- Wine retailers
- Alcoholic beverage manufacturers and distributors
- Clubs and lodges
- Automotive sales, with service and repair related to sales, (six foot fence required on sides and rear).
- Real estate sales center utilizing temporary modular or permanent buildings.
- Utilities (except storage yards)
- Outdoor signs not including billboards
- Accessory uses to the above
- Any other use similar to those listed for GC herein as approved by the City of Flemington

GC Conditional Uses:

The following uses shall be permitted in General Commercial upon approval of the Governing Authority:

- Amusement parks
- Feed and grain, sales and storage
- Wholesale business
- Equipment sales and repair
- Truck terminals
- Stone or monument works
- Cleaning, laundry and drying plants
- Apartments
- Machine shops
- Billiard or poolrooms
- Pawnbrokers
- Accessory uses to the above

Table 4. GC Lot and Building Massing Standards

General Notes: 1. The Applicant may adopt standards in covenants and restrictions that are more restrictive than the standards in this Table. 2. Minimum lot setbacks shall be measured to the structure of the building closest to the property line including buildings' main vertical walls, covered porches, chimneys, bay windows, or other protrusions including roof overhangs. Front and rear porch steps and handrails, patios, screen walls and fences are not included. 3. All setbacks are subject to the PUD Adjacent Use Buffer of 25' and applicable wetland buffers. The greater of the buffer line or setback shall apply.	US Hwy 84 Frontage	Flemington Village Boulevard Frontage	Internal Local Street Frontage	Lane or Alley Frontage
Front Yard Minimum Setback (2)	50'	30'	30'	N/A
• Principal Building				
• Accessory Building	50'	30'	30'	N/A
• Driveways and Parking	30'	20'	15'	N/A
Interior Side Yard Minimum Setback (1) (2) (5)	20'	15'	10'	N/A
• Principal Building / See Note (5)				
• Accessory Building / See Note (5)	10'	7'	5'	N/A
• Driveways and Parking / See Note (6)	10' / 0'	10' / 0'	5' / 0'	N/A
Street Side Yard Minimum Interior Setback (1)	15'	15'	10'	N/A
• Principal Building				
• Accessory Building	15'	15'	10'	N/A
• Driveways and Parking	20'	15''	10'	N/A
Rear Yard Minimum Setback (2)	15'	15'	10'	10'
• Principal Building ¹⁾				
• Accessory Building	10'	10'	7'	5'
• Driveways and Parking	30'	20'	15'	10'
Minimum Lot Area	1 Acre	1 Acre	½ Acre	N/A
Minimum Lot Width at Building Line	150'	150'	100'	N/A
Minimum Lot Depth	150'	150'	100'	N/A
Minimum Separation Between Buildings (1)	10'	10'	10'	N/A
Minimum Greenspace	25% See note (3)			
Maximum Height of Structure (4)	65'			

Notes:

- (1) The minimum distance between buildings shall be based on the greater of building and fire safety codes or as stated herein.
- (2) Corner lots setbacks may need to be greater than those listed in this TABLE to maintain minimum corner lot site triangle clearances at street intersections. Individual site plans shall be assessed on a case-by-case basis for lot corner site clearances.

- (3) See Section 3.3.1 Common Open Space and Greenspace.
- (4) Height measurement shall be from the base flood elevation or finished grade, whichever is greater. Height shall be measured to the main roof ridge or parapet and shall not include features such as cupolas, “widow’s walks”, chimneys, weather vanes, etc.
- (5) Minimum side setbacks for interior lots may be zero feet when two adjacent lot owners wish to abut their property and so request in writing. Request to abut properties shall be made on application for building permit. Governing Authority may approve smaller lot sizes when buildings abut.
- (6) Adjacent lots shall be allowed to share a common driveway (to access the rear of buildings) along their common boundary when the lots share a curb-cut. In that case, no Interior Side Yard Minimum Setback is required for driveways and parking.

4.2.2. NC/R Neighborhood Commercial/Residential

Intent:

Mix of neighborhood commercial and/or residential land uses.

NC/R Density:

Neighborhood Commercial:

- Maximum 45.3 +/- Acres

Residential:

- Maximum 45.3 +/- Acres
- Average 6 DU/Acre = 271 DU
- Maximum 12 DU/Acre on any development parcel as long as the overall total DU count does not exceed 271 DU

The Neighborhood Commercial/Residential (NC/R) area may be developed in either/or, or a combination of neighborhood commercial and/or residential land uses, as long as the total area does not exceed 45.3 acres.

The residential component in the NC/R area shall be limited to a total of 271 dwelling units (DU), based on a maximum of 45.3 +/- acres of NC/R use at six (6) DU per acre. Any residential parcel within the NC/R area may be developed up to a maximum of 12 DU per acre, as long as the total allowable 271 DU count in NC/R is not exceeded.

For each acre developed solely as residential use, one (1) acre of neighborhood commercial use shall be reduced from the maximum of 45.3 +/- acres of NC/R use. Residential uses placed above neighborhood commercial uses shall not diminish neighborhood commercial use acreage, however, such residential use shall count toward the maximum allowable 271 DU count in NC/R.

Example 1:

NC/R parcel “X” of 15.5 acres developed as residential.

45.3 ac. NC/R less 15.5 ac. = 29.8 ac. remaining for NC/R use (either neighborhood commercial and/or residential uses).

Parcel "X" may be developed up to a maximum of 12 DU per acre.
 $15.5 \text{ ac.} \times 12 \text{ DU} = 186 \text{ DU}$ maximum on parcel "X".

The remaining allowable residential DU in NC/R = 271 DU less the developed DU in parcel "X".

If parcel "X" is developed at 4 DU per ac. ($15.5 \text{ ac.} \times 4 \text{ DU} = 62 \text{ DU}$), then
 $271 \text{ DU} \text{ less } 62 \text{ DU} = 209 \text{ DU}$ remain in NC/R.

If parcel "X" is developed at its maximum 186 DU, then $271 \text{ DU} \text{ less } 186 \text{ DU} = 85 \text{ DU}$ remain in NC/R.

Example 2:

NC/R parcel "X" of 15.5 acres developed as residential.

$45.3 \text{ ac. NC/R} \text{ less } 15.5 \text{ ac.} = 29.8 \text{ ac.}$ remaining for NC/R use (either neighborhood commercial and/or residential uses).

Parcel "X" is developed at 4 DU per ac. ($15.5 \text{ ac.} \times 4 \text{ DU} = 62 \text{ DU}$),
therefore $271 \text{ DU} \text{ less } 62 \text{ DU} = 209 \text{ DU}$ remain in NC/R.

Next, NC/R parcel "Y" of 7.6 ac. is developed as neighborhood commercial uses with 18 DU of second floor residential use.

Result after parcel "X" and parcel "Y" development:

$29.8 \text{ ac. remaining for NC/R use, less } 7.6 \text{ ac.} = 22.2 \text{ ac.}$ remaining for NC/R use (either neighborhood commercial and/or residential uses)

$209 \text{ DU remaining for residential use, less } 18 \text{ DU} = 191 \text{ DU}$ remaining for residential use.

Permitted NC/R Neighborhood Commercial Uses:

- Neighborhood shopping center
- Retail stores
- Personal services
- Professional services and offices
- Banks
- Commercial offices
- Soda fountains, cafes or restaurants
- Parking areas
- Mortuaries
- Public and semi-public uses
- Office/institutional uses including:
 - Professional and business offices, including medical clinics, but not including the practice of veterinary medicine
 - Agencies, studios and libraries
 - Financial institutions

- Municipal, county, state or federal use, but not including warehouses or outside storage areas
- Community centers and similar places of public assembly
- Medical clinics, doctor's offices
- Hospitals
- Pharmacy
- Private or public care homes, provided such facility conforms with the requirements of the Georgia State Board of Health and provided plans for such facilities receive the written approval of the Liberty County Board of Health prior to the issuance of any permits for construction and operation; copies of such approval to be attached to the building permit and to be retained in the files of the county building official.
- Real estate sales center utilizing temporary modular or permanent buildings
- Utilities (except storage yards)
- Outdoor signs not including billboards
- Accessory uses to the above
- Any other use similar to those listed for NC/R herein as approved by the City of Flemington

NC/R Neighborhood Commercial Conditional Uses:

The following uses shall be permitted in Neighborhood Commercial/Residential upon approval of the Governing Authority:

- Residential uses incorporated in commercial buildings
- Theaters (indoor)
- Entertainment facilities
- Drive-in commercial uses (not including drive-in theaters)
- Animal hospitals, clinics or kennels
- Day care
- Schools
- Churches, synagogues
- Accessory uses to the above

Table 5. NC/R Neighborhood Commercial Lot and Building Massing Standards

General Notes: 1. The Applicant may adopt standards in covenants and restrictions that are more restrictive than the standards in this Table. 2. Minimum lot setbacks shall be measured to the structure of the building closest to the property line including buildings' main vertical walls, covered porches, chimneys, bay windows, or other protrusions including roof overhangs. Front and rear porch steps and handrails, patios, screen walls and fences are not included. 3. All setbacks are subject to the PUD Adjacent Use Buffer of 25' and applicable wetland buffers. The greater of the buffer line or setback shall apply.	Principal and Accessory Buildings
Front Yard Minimum Setback (2) • Principal Building	30'
• Accessory Building	30'
• Driveways and Parking	15'
Interior Side Yard Minimum Setback (1) (2) (5) • Principal Building	10' / 0' See Note (5)
• Accessory Building	6' / 0' See note (5)
• Driveways and Parking / See Note (6)	10' / 0'
Street Side Yard Minimum Interior Setback (1) • Principal Building	20'
• Accessory Building	20'
• Driveways and Parking	10'
Rear Yard Minimum Setback (2) • Principal Building ¹⁾	15'
• Accessory Building	7'
• Driveways and Parking	10'
Minimum Lot Area	6,000 SF
Minimum Lot Width at Building Line	50'
Minimum Lot Depth	N/A
Minimum Separation Between Buildings (1)	10'
Minimum Greenspace	35% See note (3)
Maximum Height of Structure (4)	45'

Notes:

- (1) The minimum distance between buildings shall be based on the greater of building and fire safety codes or as stated herein.
- (2) Corner lots setbacks may need to be greater than those listed in this TABLE to maintain minimum corner lot site triangle clearances at street intersections. Individual site plans shall be assessed on a case-by-case basis for lot corner site clearances.

- (3) See Section 3.3.1 Common Open Space and Greenspace.
- (4) Height measurement shall be from the base flood elevation or finished grade, whichever is greater. Height shall be measured to the main roof ridge or parapet and shall not include features such as cupolas, “widow’s walks”, chimneys, weather vanes, etc.
- (5) Minimum side setbacks for interior lots may be zero feet when two adjacent lot owners wish to abut their property and so request in writing. Request to abut properties shall be made on application for building permit. Governing Authority may approve smaller lot sizes when buildings abut.
- (6) Adjacent lots shall be allowed to share a common driveway (to access the rear of buildings) along their common boundary when the lots share a curb-cut. In that case, no Interior Side Yard Minimum Setback is required for driveways and parking.

Permitted NC/R Residential Uses:

- All permitted uses in the R-MD Residential-Mid Density uses, herein
- All permitted uses in the R-LD Residential-Low Density uses, herein
- Traditional Neighborhood Development (TND) single-family detached, single-family attached, and multiple family dwellings

NC/R Residential Conditional Uses:

The following uses shall be permitted in Neighborhood Commercial/Residential upon approval of the Governing Authority:

- Home occupations upon approval by the local Governing Authority
- Bed and breakfast inns

NC/R Residential Lot and Building Requirements:

- NC/R Residential Lot and Building Requirements shall be the same as for R-MD Residential-Mid Density uses and R-LD Residential-Low Density uses herein, according to the R-MD or R-LD development use.
- The option for Traditional Neighborhood Development (TND) single-family detached, single-family attached, and/or multiple family dwellings may be applied in NC/R.

4.2.3. R-MD Residential-Mid Density

Intent:

Multi-family residential uses, with single family uses allowed. The R-MD land use area is a portion of a larger parcel, the majority of which is zoned “R-A-1” Multifamily Dwelling District in the City of Hinesville.

R-MD Density:

- Maximum 1.1 +/- Acres
- Maximum 12 DU/Acre = 13 DU

R-MD Permitted Uses:

- All permitted uses in the R-LD Residential-Low Density district, herein
- Multiple family dwellings, rooming houses, fraternities, sororities, and dormitories
- Model homes / sales center utilizing temporary modular or permanent buildings

- Neighborhood pavilion building for community activities and day care facilities
- Neighborhood dumpsters, mail centers, car wash. Car wash shall be for use by residents only and shall be limited to two (2) spaces
- Parks, neighborhood swimming pool, playgrounds, recreation courts, trails, preserved forests, open space
- Utilities (except storage yards)
- Accessory uses to the above
- Any other use similar to those listed for R-MD herein as approved by the City of Flemington

R-MD Conditional Uses

The following uses shall be permitted in a Residential-Mid Density district upon approval of the Governing Authority:

- Home occupations upon approval by the local Governing Authority
- Bed and breakfast inns

Table 6. R-MD Lot and Building Massing Standards

General Notes:	Single-Family Detached	2, 3, 4-Plex	Townhouse	Multi-Family
1. The Applicant may adopt standards in covenants and restrictions that are more restrictive than the standards in this Table.				
2. Minimum lot setbacks shall be measured to the structure of the building closest to the property line including buildings' main vertical walls, covered porches, chimneys, bay windows, or other protrusions including roof overhangs. Front and rear porch steps and handrails, patios, screen walls and fences are not included.				
3. All setbacks are subject to the PUD Adjacent Use Buffer of 25' and applicable wetland buffers. The greater of the buffer line or setback shall apply.				
Front Yard Minimum Setback (2)	20'	20'	5'	25'
• Houses and Residential Buildings				
• Accessory Building, Detached Garages, etc.	20'	20'	5'	25'
• Driveways and Parking	N/A	N/A	N/A	10'
Interior Side Yard Minimum Setback (1) (2)	7'	6' Ends / 0' Attached	N/A	20'
• Houses and Residential Buildings				
• Accessory Building, Detached Garages, etc.	5'	5'	N/A	10'
• Driveways and Parking	3'	5'	N/A	N/A
Street Side Yard Minimum Interior Setback (2)	12'	12'	10'	25'
• Houses and Residential Buildings				
• Accessory Building, Detached Garages, etc.	12'	10'	10'	10'
• Driveways and Parking	N/A	N/A	N/A	10'

Table 6. R-MD Lot and Building Massing Standards (Continued)

General Notes: 1. The Applicant may adopt standards in covenants and restrictions that are more restrictive than the standards in this Table. 2. Minimum lot setbacks shall be measured to the structure of the building closest to the property line including buildings' main vertical walls, covered porches, chimneys, bay windows, or other protrusions including roof overhangs. Front and rear porch steps and handrails, patios, screen walls and fences are not included. 3. All setbacks are subject to the PUD Adjacent Use Buffer of 25' and applicable wetland buffers. The greater of the buffer line or setback shall apply.	Single-Family Detached	2, 3, 4-Plex	Townhouse	Multi-Family
Rear Yard Minimum Setback (2) • Principal Building ¹⁾	20'	15'	10'	20'
• Accessory Building	7'	5'	5'	10''
• Driveways and Parking	3'	3'	N/A	10'
Minimum Lot Area	8,050 SF	2,700	1,600	1 Acre
Minimum Lot Width at Building Line	70'	30' Ends / 27' Attached'	18'	150'
Minimum Lot Depth	115'	100'	90'	150'
Minimum Separation Between Buildings (1)	10'	10'	10' Between Attached Rows of Townhouses	20'
Minimum Greenspace	50% / See Note (3)	50% / See Note (3)	50% / See Note (3)	50% / See Note (3)
Maximum Height of Structure (4)	35'	35'	45'	60'

Notes:

- (1) The minimum distance between buildings shall be based on the greater of building and fire safety codes or as stated herein.
- (2) Corner lots setbacks may need to be greater than those listed in this TABLE to maintain minimum corner lot site triangle clearances at street intersections. Individual site plans shall be assessed on a case-by-case basis for lot corner site clearances.
- (3) See Section 3.3.1 Common Open Space and Greenspace.
- (4) Height measurement shall be from the base flood elevation or finished grade, whichever is greater. Height shall be measured to the main roof ridge or parapet and shall not include features such as cupolas, "widow's walks", chimneys, weather vanes, etc.

4.2.4. R-LD Residential-Low Density

Intent:

Low density single-family detached residential uses.

R-LD Density:

- Maximum 32.3 +/- Acres
- Maximum 2.4 DU/Acre = 77 DU

R-LD Permitted Uses:

- Single-family detached dwelling on fee-simple lot, for sale or rent. (other than a mobile home)
- Model homes / sales center utilizing temporary modular or permanent buildings
- Neighborhood pavilion building for community activities and day care facilities
- Neighborhood dumpsters, mail centers, car wash. Car wash shall be for use by residents only and shall be limited to two (2) spaces
- Parks, neighborhood swimming pool, playgrounds, recreation courts, trails, preserved forests, open space
- Utilities (except storage yards)
- Accessory uses to the above
- Any other use similar to those listed for R-LD herein as approved by the City of Flemington

R-LD Conditional Uses:

The following uses shall be permitted in Residential-Low Density upon approval of the Governing Authority:

- Home occupations upon approval by the local Governing Authority
- Bed and breakfast inns

Table 7. R-LD Lot and Building Massing Standards

<p>General Notes:</p> <ol style="list-style-type: none"> 1. The Applicant may adopt standards in covenants and restrictions that are more restrictive than the standards in this Table. 2. Minimum lot setbacks shall be measured to the structure of the building closest to the property line including buildings' main vertical walls, covered porches, chimneys, bay windows, or other protrusions including roof overhangs. Front and rear porch steps and handrails, patios, screen walls and fences are not included. 3. All setbacks are subject to the PUD Adjacent Use Buffer of 25' and applicable wetland buffers. The greater of the buffer line or setback shall apply. 	<p>Principal and Accessory Buildings</p>
<p>Front Yard Minimum Setback (2)</p> <ul style="list-style-type: none"> • Principal Building 	<p>20'</p>
<ul style="list-style-type: none"> • Accessory Building 	<p>20'</p>
<p>Interior Side Yard Minimum Setback (1) (2)</p> <ul style="list-style-type: none"> • Principal Building 	<p>7'</p>
<ul style="list-style-type: none"> • Accessory Building 	<p>5'</p>

Table 7. R-LD Lot and Building Massing Standards (Continued)

General Notes: 1. The Applicant may adopt standards in covenants and restrictions that are more restrictive than the standards in this Table. 2. Minimum lot setbacks shall be measured to the structure of the building closest to the property line including buildings' main vertical walls, covered porches, chimneys, bay windows, or other protrusions including roof overhangs. Front and rear porch steps and handrails, patios, screen walls and fences are not included. 3. All setbacks are subject to the PUD Adjacent Use Buffer of 25' and applicable wetland buffers. The greater of the buffer line or setback shall apply.	Principal and Accessory Buildings
Street Side Yard Minimum Interior Setback (1)	
• Principal Building	12'
• Accessory Building	12'
Rear Yard Minimum Setback (2)	
• Principal Building ³⁾	20'
• Accessory Building	7'
Minimum Lot Area	8,050 SF
Minimum Lot Width at Building Line	70'
Minimum Lot Depth	N/A
Minimum Separation Between Buildings (1)	10'
Minimum Greenspace	60% See note (3)
Maximum Height of Structure (4)	35'

Notes:

- (1) The minimum distance between buildings shall be based on the greater of building and fire safety codes or as stated herein.
- (2) Corner lots setbacks may need to be greater than those listed in this TABLE to maintain minimum corner lot site triangle clearances at street intersections. Individual site plans shall be assessed on a case-by-case basis for lot corner site clearances.
- (3) See Section 3.3.1 Common Open Space and Greenspace.
- (4) Height measurement shall be from the base flood elevation or finished grade, whichever is greater. Height shall be measured to the main roof ridge or parapet and shall not include features such as cupolas, "widow's walks", chimneys, weather vanes, etc.

4.2.5. R/OS Recreation/Open Space

Intent:

Recreational uses.

R/OS Permitted Uses:

- All permitted land uses in "C" Conservation
- Expansion of the recreational uses in James Brown Park

- Sports fields
- Multi-use fields
- Swimming pools
- Tennis courts
- Basketball courts
- Playgrounds
- Skating rinks
- Skateboard facilities
- Picnic areas
- Garden plots
- Parking associated with on-site and James Brown Park recreational uses
- Maintenance and storage facilities associated with on-site and James - Brown Park recreational uses
- Utilities
- Public utility sub-station
- Accessory uses to the above
- Any other use similar to those listed for R/OS herein as approved by the City of Flemington

R/OS Non-Permitted Uses:

- Moto-cross or powered vehicle courses
- Rifle, shotgun, pistol or any other firearms practice range
- Waterslides, wave tanks, or similar facilities

Table 8. R/OS Lot and Building Massing Standards

<p>General Notes:</p> <ol style="list-style-type: none"> 1. The Applicant may adopt standards in covenants and restrictions that are more restrictive than the standards in this Table. 2. Minimum lot setbacks shall be measured to the structure of the building closest to the property line including buildings' main vertical walls, covered porches, chimneys, bay windows, or other protrusions including roof overhangs. Front and rear porch steps and handrails, patios, screen walls and fences are not included. 3. All setbacks are subject to the PUD Adjacent Use Buffer of 25' and applicable wetland buffers. The greater of the buffer line or setback shall apply. 	<p>Principal and Accessory Buildings</p>
<p>Front Yard Minimum Setback (2)</p> <ul style="list-style-type: none"> • Principal Building 	<p>30'</p>
<ul style="list-style-type: none"> • Accessory Building 	<p>30'</p>
<p>Interior Side Yard Minimum Setback (1) (2)</p> <ul style="list-style-type: none"> • Principal Building 	<p>15'</p>
<ul style="list-style-type: none"> • Accessory Building 	<p>10'</p>

Table 8. R/OS Lot and Building Massing Standards (Continued)

General Notes: 1. The Applicant may adopt standards in covenants and restrictions that are more restrictive than the standards in this Table. 2. Minimum lot setbacks shall be measured to the structure of the building closest to the property line including buildings' main vertical walls, covered porches, chimneys, bay windows, or other protrusions including roof overhangs. Front and rear porch steps and handrails, patios, screen walls and fences are not included. 3. All setbacks are subject to the PUD Adjacent Use Buffer of 25' and applicable wetland buffers. The greater of the buffer line or setback shall apply.	Principal and Accessory Buildings
Street Side Yard Minimum Interior Setback (1) • Principal Building	20'
• Accessory Building	20'
Minimum Lot Area	N/A
Minimum Lot Width at Building Line	N/A
Minimum Lot Depth	N/A
Minimum Separation Between Buildings (1)	10'
Minimum Greenspace	65% See note (3)
Maximum Height of Structure (4)	35'

Notes:

- (1) The minimum distance between buildings shall be based on the greater of building and fire safety codes or as stated herein.
- (2) Corner lots setbacks may need to be greater than those listed in this TABLE to maintain minimum corner lot site triangle clearances at street intersections. Individual site plans shall be assessed on a case-by-case basis for lot corner site clearances.
- (3) See Section 3.3.1 Common Open Space and Greenspace.
- (4) Height measurement shall be from the base flood elevation or finished grade, whichever is greater. Height shall be measured to the main roof ridge or parapet and shall not include features such as cupolas, "widow's walks", chimneys, weather vanes, etc.

4.2.6. C Conservation

Intent:

Conservation uses.

C Permitted Uses:

- Preserved forests and wetlands
- Open space and buffers
- Conservation easements
- Pedestrian and bicycle trails
- Interpretive displays of natural and cultural site characteristics
- Disposal of reclaimed water
- Stormwater control detention/retention

- Utilities (except storage yards)
- Accessory uses to the above
- Any other use similar to those listed for C herein as approved by the City of Flemington

Minimum Greenspace:

- 95% (See Section 3.3.1 Common Open Space and Greenspace.)

4.2.7. PR Primary Roadways

Intent:

Right-of-way and improvements within the right-of-way for Flemington Village Boulevard and the connector road to the northeastern adjacent commercial property fronting US Hwy 84 owned by Nesmith Rentals, LLC, its successors an assigns.

PR Permitted Uses:

- Roadways, bikeways and walkways
- Street trees and landscape treatments
- Signage
- Utilities
- Accessory uses to the above
- Any other use similar to those listed for PR herein as approved by the City of Flemington

4.2.8. Accessory Uses and Structures

In addition to the principal uses designated herein as permitted within the several neighborhood land uses, it is intended that certain uses customarily incidental or accessory to such principal uses shall also be permitted. Each of the following uses is considered to be a customary accessory use, and, as such, may be situated on the same lot with the principal use or uses to which it serves as an accessory.

- Accessory structures and uses for commercial uses
 - Off street parking area for customer, client or employee owned vehicles
 - Service and loading area and parking
 - Completely enclosed building for the storage of supplies, stock or merchandise.
 - Repair facility incidental to the principal use; provided, that dust, odor, smoke, noise, vibration, heat or glare produced as a result of such operation is not perceptible from any boundary line of the lot on which said principal and accessory uses are located and provided such operation is not otherwise specifically prohibited in the neighborhood land use in which the principal use is located.
 - Sheltered roofs, awnings or canopies incidental to retail and commercial use, where such use is permitted

- Satellite dish; provided, satellite dishes are erected, constructed and installed in compliance with the Flemington Village Design Guidelines and the current City adopted Standard Building Code.
- Accessory structure and uses for church buildings
 - Religious education buildings
 - Parsonage, pastorium, or parish house, together with any use accessory to a dwelling listed for accessory structures and uses for residential uses below
 - Paved off-street parking area for the use without charge to members and visitors to the church
 - Satellite dish; provided, satellite dishes are erected, constructed and installed in compliance with the Flemington Village Design Guidelines and the current City adopted Standard Building Code.
- Accessory structures and uses for residential uses
 - Garage or carport for the occupant's automobiles or vehicles
 - Parking area or open storage space for motor vehicle belonging to the occupant, and provided that this regulation shall not be misconstrued to mean commercial uses are allowed
 - Shed or tool for the storage of equipment
 - Children's playhouse or play equipment
 - Private kennel, pens, or cages for occupant's pets; provided, it does not create a nuisance to neighbors
 - Private swimming pool and bathhouse or cabana
 - Noncommercial flower, ornamental shrub or vegetable garden, greenhouse or slat house
 - Amateur radio antenna and antenna support structure; provided, antenna and antenna support structures are not used in any way for commercial purposes and provided that antennae and antenna support structures are erected, constructed and installed in compliance with the Flemington Village Design Guidelines and the current City adopted Standard Building Code.
 - Satellite dish; provided, satellite dishes are erected, constructed and installed in compliance with the Flemington Village Design Guidelines and the current City adopted Standard Building Code.
- Setback and other requirements for accessory uses and structures
 - In any neighborhood land use, all accessory uses and structures shall observe all setbacks with respect to side and front yards, and other requirements as set forth for the land use in which they are located.

4.3. Traditional Neighborhood Development (TND) Standards Option

As an alternate to the Flemington Village standards for densities, lot and building requirements in the GC, NC/R, R-MD, and R-LD herein, these neighborhoods may be developed with Traditional Neighborhood Development (TND) pattern standards, as long as GC and NC/R maximum commercial areas and NC/R, R-MD, and R-LD maximum dwelling unit counts are not be exceeded. Areas proposed for TND pattern development shall meet the standards in 4.3 Tradition Neighborhood Development

Stands Option herein, and shall be submitted to the City of Flemington for Specific and Final Development Plan review and approval.

TND is characterized by a mix of complimentary land uses within walking distance of one another, specific spatial relationships between buildings, streets and open spaces, and an emphasis on pedestrians similar to that found in some pre-1950's Coastal Georgia towns and other successful historic American towns, villages, and rural settings. Site specific plans for TND patterned development may utilize narrow street sections, shortened curb radii at intersections, on-street parking, the use of lanes to the rear of lots and townhouses, and other aspects of site and building design typical of TND development.

4.3.1. Traditional Neighborhood Development Commercial and Neighborhood Commercial Requirements:

- The overall arrangement of commercial and neighborhood commercial buildings shall create a sense of continuity and orientation to pedestrian streets reminiscent of small town downtowns. Patterns of blocks separated by public streets with sidewalks and street trees within rights-of-way are encouraged. Where there are several commercial or neighborhood commercial buildings within one large lot, the arrangement of buildings and parking is encouraged to take on the appearance of blocks separated by public streets with sidewalks and street trees within rights-of-way. Open spaces between buildings and blocks shall be pedestrian oriented parks that reinforce the pattern of blocks and streets. Buildings within a street block are encouraged to align with one another with no or minimal street right-of-way setbacks. Setbacks, minimum lot area, minimum lot width, maximum building height, maximum building coverage, minimum separation between buildings, and lot minimum pervious surface requirements shall be designed to allow and reinforce a TND pattern of buildings, pedestrian streets and park open spaces.
- Main building entrances shall be oriented to face the street, or street side courtyard. The street side, or courtyard facing building façade shall have the primary architectural expression.
- Storage areas within buildings and exterior storage shall be located to the rear of buildings. Roll-up doors shall be located on the sides or rear of buildings, not on the front elevations.
- Sidewalks shall be ample in width to accommodate bumper overhangs, street trees lawns, pedestrian circulation and commercial/retail use adjacent to buildings such as canopied entries, benches and outdoor sidewalk dining. Building canopies over sidewalks shall be allowed with the street rights-of-way.
- Streets are encouraged to have curbside parking, either parallel, 90 degree or angled parking spaces. Other required parking shall be located in parking lots within blocks that follow a TND pattern of buildings, pedestrian streets and park open spaces. Where possible, streets shall have buildings on either side of the street facing one another and parking lots shall be to the side and/or rear of the buildings.

- The designs for shortened curb radii at intersections and on-street parking in TNDs shall be presented to the City of Flemington for review and approval during the PUD Specific Plan and PUD Final Plan stages of the development, and shall meet the design standards in ‘Traditional Neighborhood Development Street Design Guidelines’, prepared by the Institute of Transportation Engineers (ITE), or similar standards.

4.3.2. Traditional Neighborhood Development Single-Family (TND-SF) Requirements:

- Setbacks, minimum lot area, minimum lot width, maximum building height, maximum building coverage, minimum separation between buildings, and lot minimum pervious surface requirements shall be those indicated in Table 9. TND Residential Lot and Building Massing Standards, herein.
- Attached Two and Three-Family Dwellings are allowed to be attached along a common line joining two or three fee-simple lots.
- Townhouses are permitted in both TND-SF and TND-MF use areas.
- Generally, TND type residential lots feature houses close to the street, porches, garages (or parking) either set back from the front of the house and/or accessible from the rear of the lot by alleys.

4.3.3. Traditional Neighborhood Development Multi-Family (TND-MF) Requirements:

- Setbacks, minimum lot area, minimum lot width, maximum building height, maximum building coverage, minimum separation between buildings, and lot minimum pervious surface requirements shall be those indicated in TABLE 9. TND RESIDENTIAL LOT AND BUILDING MASSING STANDARDS, herein.
- There is no requirement for a minimum or maximum lot depth to lot width ratio.
- Townhouses - Special Requirements:
 - Townhouses are permitted in both TND-SF and TND-MF use areas.
 - The fronts of townhouse structures must communicate the appearance of separate dwellings. Common materials and details may be used, as long as individual dwellings are discernable.
 - Townhouses are allowed to be attached along common lines joining fee-simple lots, or may have land held in common, such as condominiums and other ownership types.
 - Not more than eight (8) contiguous townhouses nor fewer than three (3) shall be built on a row with the front line conforming to requirements of subparagraph B.3.) b.), above.
 - No portion of a townhouse or accessory structure in or related to one group of contiguous townhouses shall be closer than ten (10) feet to any portion of a townhouse or accessory structures (including overhangs). This applies to fee-simple attached and non-fee simple building types.

Table 9. TND Residential Lot and Building Massing Standards

General Notes: 1. The Applicant may adopt standards in covenants and restrictions that are more restrictive than the standards in this Table. 2. Minimum lot setbacks shall be measured to the structure of the building closest to the property line including buildings' main vertical walls, covered porches, chimneys, bay windows, or other protrusions including roof overhangs. Front and rear porch steps and handrails, patios, screen walls and fences are not included. 3. All setbacks are subject to the PUD Adjacent Use Buffer of 25' and applicable wetland buffers. The greater of the buffer line or setback shall apply.	TND-SF		TND-SF and TND-MF	TND-MF
	Single-Family Detached	Two/Three Family (Duplex/Triplex)	Townhouse	Multi-family
Front Yard Minimum Setback ⁽⁴⁾				
• Houses ⁽¹⁾	10'	10'	0'	10'
• Detached Garages, etc. ⁽²⁾	20'	20'	0'	20'
Side Street Minimum Setback for Corner Lots ⁽⁴⁾				
• Houses ⁽¹⁾	7'	7'	7'	10'
• Detached Garages, etc. ⁽²⁾	7'	7'	0'	10'
Alley Minimum Setback ⁽¹⁾				
• Houses ⁽¹⁾	5'	5'	5'	N/A
• Detached Garages, etc. ⁽²⁾	5'	5'	5'	N/A
Side Yard Minimum Setback				
• Houses ⁽¹⁾	3'	3' Ends/ 0' Attached	N/A	20'
• Detached Garages, etc. ⁽²⁾	3'	3'	N/A	4'
Rear Yard Minimum Setback				
• Houses ⁽¹⁾	20' House 5' Garage	20' House 5' Garage	N/A	20'
• Detached Garages, etc. ⁽²⁾	5'	5'	N/A	10'
Minimum Lot Area	4,000 SF	2,700 SF	1,600	N/A
Minimum Lot Width at Building Line	40'	30' Ends/ 27 Attached	18'	N/A
Maximum Height of Structure	35'	35'	48' ⁽⁵⁾	48' ⁽⁵⁾
Minimum Separation Between Buildings	10' See note (3)	10' See note (3)	10' See note (3)	10' See note (3)

Notes:

- (1) Houses (dwelling units) including porches and garages incorporated into the building structure, and primary common buildings (such as management offices, recreation/meeting buildings)
- (2) Detached garages, garages attached by covered walkways, and outbuildings such as storage buildings or pool houses
- (3) The minimum distance between buildings will be based on the greater of building and fire safety codes or as stated.
- (4) Corner lots for TND-SF and TND-MF may require "Front" and "Side Street for Corner Lots" setbacks to be greater than those listed in this TABLE to maintain minimum lot corner site clearances at street intersections. Individual site plans will be assessed on a case-by-case basis for lot corner site clearances.
- (5) Limited to three (3) habitable stories and roof pitch not to exceed 12 on 12. The attic will not be habitable in buildings with three (3) habitable stories. Height measurement will be from the base flood elevation or finished grade, whichever is greater. Height will be measured to the main roof ridge or parapet and will not include features such as cupolas, "widow's walks", chimneys, weather vanes, etc.

**END of FLEMINGTON VILLAGE PUD DESCRIPTIVE NARRATIVE, LAND
USES and DEVELOPMENT STANDARDS**