

TABLE B. ADENA GCC - CURRENT DESIGN & DEVELOPMENT STANDARDS (20160711Z)							
Development Type		Minimum		Minimum Setbacks			Height
		Width	Area	Front	Rear	Side	
SFR (site built)	Principle Structure	60'	5,000 SF	10'	10'	5'	65'
	Accessory Structure	N/A	N/A	10'	10'	5'	30'
	Rear Pool & Enclosure	N/A	N/A	N/A	5'	5'	30'
Condo	Principle Structure	N/A	N/A	100'	100'	100'	65'
	Accessory Structure	N/A	N/A	50'	50'	50'	30'
	Pool & Enclosure	N/A	N/A	50'	50'	50'	30'
<i>All condo related setbacks are measured from overall PUD Boundary.</i>							
Gross Maximum Residential Units: 236 residential dwelling units							
Accessory Structure = e.g., Pool, Pool Screen Enclosure, Add-on Screen Enclosure, or Storage Shed, etc. N/A = Not Applicable							

TABLE C. ADENA GCC - PROPOSED DESIGN & DEVELOPMENT STANDARDS (20240814ZP)								
Development Type		Minimum		Minimum Setbacks			Maximum Height	
		Width	Area	Front	Rear	Side		
SFR* (detached & site built; estate- or villa-type, etc.)	Principle Structure	60'	5,000 SF	10'	10'	5'	65'	
	Accessory Structure	N/A	N/A	10'	10'	5'	30'	
	Rear Pool & Enclosure	N/A	N/A	N/A	5'	5'	30'	
Duplex/ Townhome (site-built; 1 or more common walls; 0' setback reflects common wall)	Individual Unit/Lot							
	Principle Structure	20'	1,200 SF	20'	10'	10'/0'	45'	
	Accessory Structure	N/A	N/A	20'	5'	5'/0'	30'	
	Pool & Enclosure	N/A	N/A	20'	5'	5'/0'	30'	
	Set/Series of Units/Lots (Overall building)							
	Principle Structure	N/A	N/A	25'	25'	25'	N/A	
	Accessory Structure	N/A	N/A	25'	25'	25'	N/A	
	Pool & Enclosure	N/A	N/A	25'	25'	25'	N/A	
	<i>Duplex/Townhouse development provides development standards for individual units, and standards for the overall set/series of units. The standards for the set/series of units are measured from the overall PUD Boundary. Additionally, individual duplex/townhome structures shall comply with applicable Florida Building Code and Fire Code Standards regarding building separations from other buildings and building site property lines, along with applicable site plan requirements for multiple family uses.</i>							
	Condo	Principle Structure Alt. 1	N/A	N/A	100'	100'	100'	65'
Principle Structure Alt. 2		N/A	N/A	50'	50'	50'	45'	
Accessory Structure		N/A	N/A	50'	50'	50'	30'	
Pool & Enclosure		N/A	N/A	50'	50'	50'	30'	
<i>Condo development provides development standards for the set/series of units (overall building) that are measured from the overall PUD Boundary. Additionally, individual condo structures shall comply with applicable Florida Building Code and Fire Code Standards regarding building separations from other buildings and building site property lines, along with applicable site plan requirements for multiple family uses.</i>								

Non-Residential (clubhouses, amenities, maintenance, and storage facilities)	Clubhouses, recreation amenities, etc.						
	Principle Structure	60'	5,000 SF	20'	10'	10'	65'
	Accessory Structure	N/A	N/A	10'	10'	10'	30'
	Rear Pool & Enclosure	N/A	N/A	N/A	5'	10'	30'
	Golf maintenance/storage facilities POA maintenance/storage facilities (non-commercial)						
	<i><u>These listed development standards are measured from the overall PUD Boundary. Additionally, structures shall comply with applicable Florida Building Code and Fire Code Standards regarding building separations from other buildings and building site property lines, along with applicable site plan requirements for said uses.</u></i>						
	Principle Structure	N/A	N/A	25'	25'	25'	45'
Accessory Structure and/or Storage "Bins"	N/A	N/A	25'	25'	25'	30'	

Gross Maximum Residential Units: 236 residential dwelling units

*SFR units (lots) may also include customary single-family accessory structures as permitted in Marion County's Land Development Code (LDC) Section 4.2.9 Single-Family Dwelling (R-1) zoning classification, including allowing an accessory non-commercial dwelling unit identified as a single-family/guest cottage/apartment, consistent with LDC Section 4.3.18