



MASTERPLAN REVISED, FEBRUARY 2012

APPROVED DEVELOPMENT TO DATE		LOTS
PHASE 4		393
PHASE 5 SOUTH		60
PHASE 5 NORTH		174
PHASE 6 SOUTH		134
	TOTAL:	761

ZONE	T3 ZONE	T4-a ZONE		SD-NORTH	SD-WEST	SD-EAST			
FRONTAGE/AREA	50,500 LF	30,000 LF		+/- 19 ACRES	+/- 42 ACRES	+/- 64 ACRES			
ТҮРЕ									
COMMERCIAL (Up to but not to exceed a combined total of 510,000 SF of commercial space)	NOT PERMITTED	NOT PERMITTED	812-20-223-01-02-1	UP TO 25	2,000 SF *	UP TO 270,000 SF *			
MULTI-FAMILY	NOT PERMITTED	NOT PERMITTED							
TOWNHOUSE			8P-8¥6 7/6P/A	UP TO 80 DV	VELLING UNITS				
SINGLE FAMILY COTTAGE 1 SINGLE FAMILY COTTAGE 2 SINGLE FAMILY COTTAGE 3		UP TO 10% UP TO 25% UP TO 50%	DP TO 30%						
SINGLE FAMILY HOUSE 1 SINGLE FAMILY HOUSE 2	UP TO 20% UP TO 65%	UP TO 40%							
SINGLE FAMILY HOUSE 3 SINGLE FAMILY HOUSE 4 SINGLE FAMILY HOUSE 5 SINGLE FAMILY HOUSE 6	UP TO 20% UP TO 15% UP TO 10% 0%								
				TOTAL: 1628					
						TOTAL DEVELOPMENT (ALL PHASES): 2389			
	IN ZONES T3, T4-a AND T4-b,	* The total office space for SD-North, SD-West, and SD-East combined shall not exceed 270,000 SE, and the							

THEY ARE BASED ON PRELIMINARY ROAD LAYOUT, AND MAY INCREASE OR DECREASE.

SD-West, and SD-East combined shall not exceed 270,000 SF, and the total retail space for these three zones shall not exceed 240,000 SF



Newland communities

MASTERPLAN REVISED, FEBRUARY 2012

