



## WOODMONT CONDOS AMENDMENT #2

### Intent

This amendment is to add additional properties into the Woodmont Condos SP. Properties to be added include Map and Parcel(s) 11603008800, 11603008700, 11603008600, and 11603013800 (See Figure 1). This amendment does not change the previously approved SP plan for the new construction but will only address existing single-family residential structures which are within the SP district.

This amendment will also ensure that additions and new construction in the instance a single-family home in the district is destroyed will not contrast greatly with the size, scale, or material found with the existing single-family homes or the homes in the surrounding area. Additions and new construction shall meet the following conditions:

### Additions

1. Additions shall be situated at the rear, and constructed in such a way that it will not disturb either front or side facades.
2. Additions shall not enclose front porches and front porches shall be maintained.
3. Additions shall use same or similar exterior building materials as present on existing buildings.
4. Additions shall not exceed 2 stories in height.

### New Construction

1. New construction foot print shall not exceed 25% of the lot area.
2. New construction shall not exceed 2 stories in height.
3. Shall have a front porch.
4. Shall be clad with brick or stucco. Other materials such as wood clapboard, cement fiber or other similar material may be used for accents and on gables.