

AFFORDABILITY PLAN

92 SCOTLAND, LLC

October 1, 2021

**92 SCOTLAND AVENUE
MADISON, CT 06443**

INTRODUCTION

92 Scotland, LLC (the "Developer") is submitting this Affordability Plan in conjunction with its application to the Planning and Zoning Commission of the Town of Madison, Connecticut for approval of affordable housing residential units at 92 Scotland Avenue, Madison, Connecticut. The Application consists of developing 6 stand-alone dwelling units, each with 900 square feet and attached decks. This Affordability Plan shall be binding upon the current owner, and its successors and assigns for the Affordability Period described herein.

I. Apartments Designated for Affordable Housing and Purchaser and Tenant Eligibility

At least thirty (30%) percent of the 6 residential units in the project will be designated as affordable housing units, in accordance with Connecticut General Statutes Section 8-30g (hereinafter "Affordable Unit"). Of the 6 total units, 1 unit will be rented or sold to persons and families whose income is less than sixty (60%) percent of the median income for the area as defined by Connecticut General Statutes Section 8-30g(a)(7) and 1 unit will be rented or sold to persons and families whose income is less than eighty (80%) percent of the median income, and the other 4 units will be market units.

II. Projected Sequence of Construction

The 6 units are proposed to be ready for occupancy in one phase.

III. Table of Units

A table of proposed total Units is as follows:

<u>Unit Number</u>	<u>Bedrooms</u>	<u>Square Feet</u>
1	3	907 s.f.
2	3	907 s.f. (affordable 60%)
3	3	907 s.f.
4	3	907 s.f. (affordable 80%)
5	3	907 s.f.
6	3	907 s.f.

The Units will be established by the Developer in accordance with Connecticut General Statutes Section 8-30g as set forth above. In the event the Developer, or its successors and assigns, desires to re-allocate the Affordable Unit, it shall make application to the Town of Madison in a form acceptable to the Town.

IV. Designated Entity Responsible for Administration and Compliance

The Affordable Units shall be designated as Affordable and subject to the restrictions and covenants in Article VI for a period of forty (40) years. This affordability period shall be calculated separately for each Affordable Unit, and the period shall begin on the date of the rental or sale of the first Affordable Unit.

The initial Administrator shall be DeMarco Management or designee. The Administrator shall submit a status report to the Madison Zoning Enforcement Officer (ZEO) with compliance with this plan annually, no later than January 31st of each year. The Developer or his heirs and assigns may appoint a qualified successor third party to serve as

Administrator. Notice of a vacancy in the position of Administrator and of the appointment of a new or successor Administrator shall be reported to the ZEO within five (5) business days of the occurrence. Failure to have a qualified Administrator in place for a period of more than thirty (30) successive days shall be considered a violation of the terms of this plan and of the site plan approval and shall entitle the Town of Madison to obtain any and all appropriate legal or equitable remedies necessary to obtain a qualified Administrator for the development, to recover any damages incurred on account of the vacancy of the position and also including all remedies provided by Connecticut General Statutes §8-12. The Developer, or its successors and assigns, shall be responsible for securing and paying all fees, costs and/or other expenses associated with and charged by an Administrator, and for any damages resulting to any person or entity including the Town of Madison or any of its officers, employees or representatives on account of the failure to have an Administrator in place at any time or for any violation of the plan, including violations of this Article IV.

V. Enforcement

Upon notification or discovery of a reasonable belief of non-compliance with the Plan set forth in Section VII of this Plan, either the Administrator or the Town of Madison, acting through its Zoning Enforcement Officer or otherwise, shall have the power, at any reasonable time, to inspect the property and to determine compliance of the Affordable Unit with this Plan and the affordable housing regulations of the State of Connecticut. Should the Administrator or the Town of Madison determine that the Affordable Unit does not comply with this Plan or said housing regulations, it shall have all powers granted to it by the Connecticut General Statutes, including Section 8-12, to assure compliance with the Plan and with the affordable housing regulations. The Town of Madison shall be entitled to attorney's fees and costs associated with any action it takes to enforce the terms of this Article V. Notwithstanding any of the above, the Developer will be responsible for all advertising and marketing requirements for initial rentals or sales under this plan.

VI. Restrictions and Covenants

An enforceable restriction will be recorded on the land records and will substantially

contain the following:

92 Scotland, LLC, Owner of the applicable units located at 92 Scotland Avenue, Madison, Connecticut, (hereinafter "parcel") does hereby declare the following restrictions and covenants to apply and be binding upon said parcel. Said restrictions and covenants shall be incorporated in and made part of any deed of conveyance related to said parcel by reference to this Declaration:

A. This development is a set-aside development as defined in Section 8-30g of the Connecticut General Statutes and in accordance with the applicable regulations for state agencies that were in effect on the date of the original application for initial local approval dated _____, as may be amended, the Affordable Units are therefore subject to limitations on the maximum annual income of the household that may rent or sell the designated Affordable Unit, and on the maximum rental or sale price that may be charged for such Affordable Unit. These limitations shall be strictly enforced and may be enforced by the zoning enforcement authority of the Town of Madison against the record owner of the development or the person identified in the affordability plan as responsible for the administration of these limitations. The covenant or restriction shall be in place for 40 years from the date of the initial occupancy of each of the Affordable Unit.

B. For the duration of this covenant or restriction, no less than thirty (30%) percent of the dwelling apartments in this development shall be rented or sold to persons and families whose annual income is less than or equal to sixty (60%) percent of the median income as defined in subsection 8-30g-1(10) of the Regulations of Connecticut State Agencies, and such Affordable Unit may be rented or sold only at a rental/sale price equal to or less than the rental/sale price determined using the formula for maximum monthly rental amount or maximum sale price stated in Section 8-30g-8(d) of the Regulations of Connecticut State Agencies.

C. As to All Affordable Units:

1. For the duration of these restrictions and covenants, in the event the owner desires to rent or sell this Affordable Unit, it shall notify, in writing, the Administrator as set

forth in the Affordability Plan, or such other successor entity as is approved by the Madison Planning and Zoning Commission as the Administrator under the Affordability Plan to enable it to assure compliance with the foregoing requirements.

2. Any lease or sale for this Unit, whether written or oral, shall be subject to the requirements that the lease or sale is contingent upon a determination by the Administrator that the potential tenant/buyer meets the eligibility criteria set forth in the Affordability Plan. Prior to entering into said lease/sale, the landlord/owner shall immediately notify the Administrator in writing. The Administrator shall have thirty (30) days from such notice to determine the eligibility of a potential tenant/buyer in accordance with the Affordability Plan. The Administrator shall notify said owner and the potential tenant/buyer of its determination of eligibility in writing within said thirty (30) day period. If the Administrator determines that the potential tenant/buyer is not eligible, any lease agreement shall be void, and said owner may solicit other potential tenants. If the Administrator determines that the potential tenant/buyer is eligible, the Administrator shall provide the potential tenant/buyer and said owner with a signed certification to the effect that the lease of this Apartment has complied with the foregoing restrictions and covenants and the Affordability Plan. The certification need not be recorded. To avoid the potential dislocation of initially qualified tenants, a tenant/buyer that is deemed eligible for an Affordable Unit at move-in shall remain eligible until the tenant vacates or the owner sells the Affordable Unit.

3. These restrictions and covenants shall be strictly enforced and may be enforced by the Administrator or such other successor entity as is approved by the Madison Planning and Zoning Commission and by the Town of Madison, acting through its zoning enforcement authority, or otherwise.

4. The Developer, for itself, its successors and assigns, assumes and agrees to comply with all of the terms, conditions and obligations of the restrictions and covenants contained herein, which shall run with the land for the duration thereof.

VII. Affirmative Fair Housing Marketing Plan

The lease of Affordable Unit shall be accomplished using the State regulations for affirmative fair housing marketing programs as guidelines. The Administrator shall have the responsibility of monitoring compliance with this section.

Marketing outreach for the Affordable Unit shall include:

1. Analyzing census and other data to identify racial and ethnic groups least represented in the population;
2. Publication of advertisements / commercials in print and other media that will reach the populations identified in 1, including a newspaper, such as the New Haven Register, reaching the Madison area and other cities or towns located in the nearest metropolitan statistical area and the local regional planning area.
3. Flyers and/or announcements to social service agencies and other community contacts serving low-income minority families in the region (including churches, civil rights organizations, housing organizations and legal services organizations);
4. Assistance to minority applicants in processing applications;
5. Beginning marketing efforts prior to general marketing of Affordable Unit, and repeating again during initial marketing and at fifty (50%) percent completion, and thereafter at reasonable period intervals with respect to re-rentals;
6. Collection of basic racial and ethnic information for all residents and persons on the wait list for the development; and
7. A point system will be awarded for applications including priority for individuals who live or work in the Town of Madison.

The content of any marketing effort shall at least include a description of the Affordable Unit(s) available, eligibility criteria of potential purchasers, the Maximum Rental Price and Maximum Sale Price, and contact information regarding where to obtain application forms and additional information.

Preferences in application procedures or occupancy for existing residents of the Town of Madison shall not be utilized unless members of racial and ethnic groups identified as least likely to apply receive equally-weighted preferences.

VIII. Income Eligibility

Person or family eligibility shall be determined from the date of application. Annual family income shall be determined using the criteria set forth by HUD, attached hereto as Schedule "B". The requirements for documentation of income are attached hereto as Schedule "C".

IX. Maximum Rental and Sale Price Calculations

The Maximum Rental and Sale Price shall be established with the procedures set forth in Conn. Gen. Stat. §8-30g and shall utilize data published by HUD in effect on the day a Lease or Purchase and Sale Agreement is accepted by the owner of an Affordable Unit. Sample price calculations are attached to this plan as Schedule "D" and utilize Fiscal Year 2020 data published by HUD.

X. Zoning Regulations

The following zoning regulations are proposed to apply to 92 Scotland Avenue, Madison, Connecticut only and not generally to the underlying zoning districts within which it is located. The site for the proposed development occurs within the R-2 Zoning District in the Town of Madison.

The development is located in the R-2 Zoning District. The draft regulations applicable to this development are provided in Schedule E.

SCHEDULE A

PROPERTY DESCRIPTION

**92 Scotland Avenue
Madison, CT 06443**

ALL THAT CERTAIN piece or parcel of land, with all the buildings and improvements thereon, situated in the Town of Madison, County of New Haven and State of Connecticut, bounded and described as follows:

- WEST: by the Highway known as Scotland Avenue, 133 feet, more or less;
- SOUTH: by land formerly of Carl Williams Lohman, more lately of the Town of Madison, 133 feet, more or less;
- EAST: by land now or formerly of said Carl William Lohman, more lately of the Town of Madison, 133 feet, more or less;
- NORTH: by land now or formerly of James M. McCann, 181 feet, more or less.

SCHEDULE B

DEFINITIONS AND ELEMENTS OF ANNUAL FAMILY INCOME

1. Annual income shall be calculated with reference to 24 C.F.R. §609, and includes, but is not limited to, the following:

a. The full amount, before any payroll deductions, of wages and salaries, overtime pay, commissions, fees, tips, bonuses and other compensation for personal services.

b. The net income from operations of a business or profession, before any capital expenditures but including any allowance for depreciation expense.

c. Interest, dividends and other net income of any kind from real or personal property.

d. The amount of periodic payments received from social security, annuities, insurance policies, retirement funds, pensions, disability or death benefits, or other similar types of periodic payments.

e. Payments in lieu of earnings, such as unemployment and disability compensation, workers' compensation and severance pay.

f. Welfare assistance. If the welfare assistance payments include an amount specifically designated for shelter and utilities that is subject to adjustment by the welfare assistance agency in accordance with the actual cost of shelter and utilities, the amount of welfare assistance to be included as income consists of the following:

(i) The amount of the allowance exclusive of the amounts designated for shelter or utilities; plus

(ii) The maximum amount that the welfare assistance agency could, in fact, allow the family for shelter and utilities;

g. Periodic and determinable allowances, such as alimony and child support payments, and regular contributions or gifts received from persons not residing with the Applicant (e.g., periodic gifts from family members, churches or other sponsored group, even if the gifts are designated as rental or other assistance).

h. All regular pay, special pay and allowances of a member of the armed forces.

i. Any assets not earning a verifiable income shall have an imputed interest income using a current average annual savings interest rate.

2. Excluded from the definition of family income are the following:

a. Income from employment of children under the age of 18;

b. Payments received for the care of foster children;

c. Lump-sum additions to family assets, such as inheritances, insurance payments, capital gains and settlement for personal or property losses;

d. Amounts received that are specifically for, or in reimbursement of, the cost of medical expense for any family member;

e. Amounts of educational scholarships paid directly to the student or to the educational institution and amounts paid by the government to a veteran in connection with education costs;

f. Amounts received under training programs funded by HUD;

g. Food stamps; and

h. Temporary, nonrecurring or sporadic income (including gifts that are not regular or periodic).

3. Net family assets for purposes of imputing annual income include the following:

a. Cash held in savings and checking accounts, safety deposit boxes, etc.;

b. The current market value of a trust for which any household member has an interest;

c. The current market value, less any outstanding loan balances of any rental property or other capital investment;

d. The current market value of all stocks, treasury bills, certificates of deposit and money market funds;

e. The current value of any individual retirement, 401K or Keogh account;

f. The cash value of a retirement or pension fund with the family member can withdraw without terminating employment or retiring;

g. Any lump-sum receipts not otherwise included in income (i.e., inheritances,

capital gains, one-time lottery winnings and settlement on insurance claims);

h. The current market value of any personal property held for investment (i.e., gems, jewelry, coin collections); and

i. Assets disposed of within two (2) years before the Application Date, but only to the extent consideration received was less than the fair market value of the asset at the time it was sold.

4. Net family assets do not include the following:

a. Necessary personal property (clothing, furniture, cars, etc.);

b. Vehicles equipped for handicapped individuals;

c. Life insurance policies;

d. Assets which are part of an active business, not including rental properties;

and

e. Assets that are not accessible to the Applicant and provide no income to the Applicant.

SCHEDULE C

DOCUMENTATION OF INCOME

1. Employment Income.

Verification forms must request the employer to specify the frequency of pay, the effective date of the last pay increase, and the probability and effective date of any increase during the next twelve (12) months. Acceptable forms of verification (of which at least one must be included in the Applicant file) include:

- a. An employment verification form completed by the employer.
- b. Check stubs or earnings statement showing Applicant's gross pay per pay period and frequency of pay.
- c. W-2 forms if the Applicant has had the same job for at least two years and pay increases can be accurately projected.
- d. Notarized statements, affidavits or income tax returns signed by the Applicant describing self-employment and amount of income, or income from tips and other gratuities.

2. Social Security, Pensions, Supplementary Security Income, Disability Income.

- a. Benefit verification form completed by agency providing the benefits.
- b. Award or benefit notification letters prepared and signed by the authorizing agency. (Since checks or bank deposit slips show only net amounts remaining after deducting SSI or Medicare, they may be used only when award letter cannot be obtained.)
- c. If a local Social Security Administration ("SSA") office refuses to provide written verification, the Administrator should meet with the SSA office supervisor. If the supervisor refuses to complete the verification forms in a timely manner, the Administrator may accept a check or automatic deposit slip as interim verification of Social Security or SSI benefits as long as any Medicare or state health insurance withholdings are included in the annual income.

3. Unemployment Compensation.

- a. Verification form completed by the unemployment compensation agency.
- b. Records from unemployment office stating payment dates and amounts.

4. Government Assistance.

a. All Government Assistance Programs. Agency's written statements as to type and amount of assistance Applicant is now receiving, and any changes in assistance expected during the next twelve (12) months.

b. Additional Information for "As-paid" Programs: Agency's written schedule or statement that describes how the "as-paid" system works, the maximum amount the Applicant may receive for shelter and utilities and, if applicable, any factors used to ratably reduce the Applicant's grant.

5. Alimony or Child Support Payments.

a. Copy of a separation or settlement agreement or a divorce decree stating amount and type of support and payment schedules.

b. A letter from the person paying the support.

c. Copy of latest check. The date, amount, and number of the check must be documented.

d. Applicant's notarized statement or affidavit of amount received or that support payments are not being received and the likelihood of support payments being received in the future.

6. Income from a Business.

The following documents show income for the prior years. The Administrator must consult with Applicant and use this data to estimate income for the next twelve (12) months.

a. IRS Tax Return, Form 1040, including any:

(1) Schedule C (Small Business).

(2) Schedule E (Rental Property Income).

(3) Schedule F (Farm Income).

b. An accountant's calculation of depreciation expense, computed using straight-line depreciation rules. (Required when accelerated depreciation was used on the tax return or financial statement.)

c. Audited or unaudited financial statement(s) of the business.

d. A copy of a recent loan application listing income derived from the business during the previous twelve (12) months.

e. Applicant's notarized statement or affidavit as to net income realized from the business during previous years.

7. Recurring Gifts.

a. Notarized statement or affidavit signed by the person providing the assistance. Must give the purpose, dates and value of gifts.

b. Applicant's notarized statement or affidavit that provides the information above.

8. Scholarships, Grants, and Veterans Administration Benefits for Education.

a. Benefactor's written confirmation of amount of assistance, and educational institution's written confirmation of expected cost of the student's tuition, fees, books and equipment for the next twelve (12) months. To the extent the amount of assistance received is less than or equal to actual educational costs, the assistance payments will be excluded from the Applicant's gross income. Any excess will be included in income.

b. Copies of latest benefit checks, if benefits are paid directly to student. Copies of canceled checks or receipts for tuition, fees, books, and equipment, if such income and expenses are not expected to change for the next twelve (12) months.

c. Lease and receipts or bills for rent and utility costs paid by students living away from home.

9. Family Assets Currently Held.

For non-liquid assets, collect enough information to determine the current cash value (i.e., the net amount the Applicant would receive if the asset were converted to cash).

a. Verification forms, letters, or documents from a financial institution, broker, etc.

b. Passbooks, checking account statements, certificates of deposit, bonds, or financial statements completed by a financial institution or broker.

c. Quotes from a stock broker or realty agent as to net amount Applicant would

receive if Applicant liquidated securities or real estate.

d. Real estate tax statements if tax authority uses approximate market value.

e. Copies of closing documents showing the selling price, the distribution of the sales proceeds and the net amount to the borrower.

f. Appraisals of personal property held as an investment.

g. Applicant's notarized statements or signed affidavits describing assets or verifying the amount of cash held at the Applicant's home or in safe deposit boxes.

10. Assets Disposed of for Less Than Fair Market Value ("FMV") During Two Years Preceding Application Date.

a. Applicant's certification as to whether it has disposed of assets for less than FMV during the two (2) years preceding the Application Date.

b. If the Applicant states that it did dispose of assets for less than FMV, then a written statement by the Applicant must include the following:

(1) A list of all assets disposed of for less than FMV;

(2) The date Applicant disposed of the assets;

(3) The amount the Applicant received; and

(4) The market value to the asset(s) at the time of disposition.

11. Savings Account Interest Income and Dividends.

a. Account statements, passbooks, certificates of deposit, etc., if they show enough information and are signed by the financial institution.

b. Broker's quarterly statements showing value of stocks or bonds and the earnings credited the Applicant.

c. If an IRS Form 1099 is accepted from the financial institution for prior year earnings, the Administrator must adjust the information to project earnings expected for the next twelve (12) months.

12. Rental Income from Property Owned by Applicant.

The following, adjusted for changes expected during the next twelve (12) months, may be used:

- a. IRS Form 1040 with Schedule E (Rental Income).
- b. Copies of latest rent checks, leases, or utility bills.
- c. Documentation of Applicant's income and expenses in renting the property (tax statements, insurance premiums, receipts for reasonable maintenance and utilities, bank statements or amortization schedule showing monthly interest expense).
- d. Lessee's written statement identifying monthly payments due the Applicant and Applicant's affidavit as to net income realized.

13. Full-Time Student Status.

- a. Written verification from the registrar's office or appropriate school official.
- b. School records indicating enrollment for sufficient number of credits to be considered a full-time student by the school.

SCHEDULE D

MAXIMUM INITIAL RENTAL AND SALE AMOUNTS

The Developer intends to offer the Affordable Unit as either "for rent" apartments or "for sale" condominiums. Calculation of the maximum initial rent amount ("Maximum Initial Rent Amount") and maximum sale price (Maximum Initial Sale Amount") for an Affordable Unit, so as to satisfy Conn. Gen. Stat. §8-30g, shall utilize the lesser of the area median income data for New Haven/Meriden and the statewide median income as published by HUD

Based on the 2021 median income of \$93,000.00 of New Haven County / Meriden AMI, the Maximum Initial Rental Amount for the 60% Unit and 80% Unit, adjusted for family size and utility deductions is based on the following:

Rent for 3 bedroom with for individual making 60% of the median income	
1. Median Income	\$93,000.00
2. Three Bedroom (104%)	\$96,720.00
3. Calculate 60% of median income for three-bedroom family	\$58,032.00
4. Calculate 30% of annual income for housing cost calculation	\$17,409.60
5. Divide 30% of median income by 12 to determine monthly housing payment	\$1,450.80
6. Tenant Paid Utilities (\$387.00)	(\$345.00)
7. Maximum Rental Payment	\$1,105.80
Rent for 3 bedroom with for individual making 80% of the median income	
1. Median Income	\$93,000.00
2. Three Bedroom (104%)	\$96,720.00
3. Calculate 80% of median income for three-bedroom family	\$77,376.00
4. Calculate 30% of annual income for housing cost calculation	\$23,212.80
5. Divide 30% of median income by 12 to determine monthly housing payment	\$1,934.40
6. Tenant Paid Utilities (\$345.00)	(\$345.00)
7. Maximum Rental Payment	\$1,589.40
Tenant Paid Utilities Per CT DOL Utility Allowance	(\$345.00)
Heating (\$111.00), Cooking (\$18.00), Water Heating (\$63.00), Electricity (\$54.00), Cold Water (\$93.00), Refrigerator (\$3.00), Range/Stove (\$3.00)	

Purchase Price for 3 bedroom for individual making 60% of the median income	
1. Median Income	\$93,000.00
2. Three Bedroom (104%)	\$96,720.00
3. Calculate 60% of median income for three-bedroom family	\$58,032.00
4. Calculate 30% of annual income for housing cost calculation	\$17,409.60
5. Divide 30% of median income by 12 to determine monthly housing payment	\$1,450.80
6. Subtract reasonable household expenses, including taxes, insurance, condo fees, utilities.	(\$735.00)
7. Subtract Step 6 from Step 5	\$715.80
8. Calculate mortgage amount with reasonable rate (3.0%) and term (30 year)	\$169,780.16
9. Calculate down payment - 20%	\$33,956.03
10. Purchase Price - add Step 8 and Step 9	\$203,736.19
Reasonable Household Expenses.	
Utilities (\$345.00), Common Fee (\$150.00), Taxes (\$200.00), Insurance (\$40.00)	\$735.00
Purchase Price for 3 bedroom for individual making 80% of the median income	
1. Median Income	\$93,000.00
2. Three Bedroom (104%)	\$96,720.00
3. Calculate 80% of median income for three-bedroom family	\$77,376.00
4. Calculate 30% of annual income for housing cost calculation	\$23,212.80
5. Divide 30% of median income by 12 to determine monthly housing payment	\$1,934.40
6. Subtract reasonable household expenses, including taxes, insurance, condo fees, utilities.	(\$835.00)
7. Subtract Step 6 from Step 5	\$1,099.40
8. Calculate mortgage amount with reasonable rate (3.0%) and term (30 year)	\$260,766.01
9. Calculate down payment - 20%	\$52,153.20
10. Purchase Price - add Step 8 and Step 9	\$312,919.21
Reasonable Household Expenses.	
Utilities (\$345.00), Common Fee (\$150.00), Taxes (\$300.00), Insurance (\$40.00)	\$835.00

SCHEDULE E

PROPOSED ZONING REGULATION

The following are the proposed regulations pursuant to General Statutes Section 8-30g which are applicable to the Development at 92 Scotland Avenue, Madison, Connecticut.

1. Permitted Use: Set-Aside Mixed Use Affordable Housing Development, which is defined as: A development in which not less than thirty percent of the dwelling units will be conveyed by deeds containing covenants or restrictions which shall require that, for at least forty years after the initial occupation of the proposed development, such dwelling units shall be sold or rented at, or below, prices which will preserve the units as housing for which persons and families pay thirty percent or less of their annual income, where such income is less than or equal to eighty percent of the median income. Of the dwelling units conveyed by deeds containing covenants or restrictions, a number of dwelling units equal to not less than fifteen percent of all dwelling units in the development shall be sold or rented to persons and families whose income is less than or equal to sixty percent of the median income and the remainder of the dwelling units conveyed by deeds containing covenants or restrictions shall be sold or rented to persons and families whose income is less than or equal to eighty percent of the median income.

2. Setbacks:

a. Minimum Setback for Building from street line = 10 feet;

b. Minimum Setback for porch from street line = 6.5 feet;

c. Minimum Setback for Building from rear lot line = 7 feet;

d. Minimum Setback for Building from side lot line = 7 feet.

3. Minimum Lot Size = 20,000 s.f.

4. Minimum Area of Buildable Land = 20,000 s.f.

5. Maximum Building / Structure Coverage for lots with 21,800 s.f. to 21,999 s.f.: 4,000 s.f.

6. Maximum Floor Area with 21,800 s.f. to 21,999 s.f.: 6,000 s.f.

7. Dwelling Units:

a. Maximum Number of Dwelling Units = 6 units

- b. Maximum Number of Dwelling Units per Building = 1 unit
 - c. Maximum Number of Stories for Dwelling Units = 2.5 stories
 - d. Minimum Floor Area for Dwelling Unit = 600 s.f.
7. Parking/Driveways/Access
- a. Number of Parking Spaces for Set-Aside Affordable Housing Development = 2.0 spaces per each Dwelling Unit, which shall include spaces for the occupants and visitors.
8. No standard or regulations may be imposed against this development unless the standard or regulation is necessary to protect a substantial interest in public health or safety.