

**MOONEY-CHESTNUT STREET MINOR SUBDIVISION
ZONING AND RESTRICTIONS
(REVISED)**

As part of the subdivision process, we request that the five lots comprising the Mooney-Chestnut Street Minor Subdivision be designated a Low Density Residential District, A Zone, as defined in the City of Dillon Title 17 – Zoning. Additionally, we intend to add the following restrictions to deeds or contracts for sale:

- Permitted principle uses shall include only single and two family residences, excluding modular units. As an alternative to excluding modular homes, we may specify minimum roof pitches, eave overhangs and / or width-to-length ratios to ensure traditional residential appearance of the dwellings. (section 17.40.020)
- The minimum dwelling size shall be 1,200 square feet. (section 17.40.060)
- Side yards abutting interior lot lines shall not be less than 8 feet. (section, 17.40.080)

This designation is compatible with the only adjacent zoning district (the D.E.W. Subdivision) which is also an A Zone.

Ed and Linda Mooney
February 14, 2007