

RESIDENTIAL DEVELOPMENT STANDARDS - REDLINES

EL CIDRO PLANNED AREA DEVELOPMENT									
RESIDENTIAL DEVELOPMENT STANDARDS BY LAND USE CATEGORY									
Land Use Category	Typical lot area (SF)	Min. Width (ft)	Min. Depth (ft)	Max Bldg. Height (ft)	Min . Yard Setbacks			Street Side Total (ft)	Max Lot Coverage
					Front (ft)	Rear (ft)	Side (ft)		
LDR1	7,200	60	120	30	10 ^c	20	5'/ 5'	10 ^a	60%
LDR2	6,325	55	115	30	10 ^c	20/18 ^b	5'/5'	10 ^a	60%
LDR3	5,750	50	115	30	10 ^c	20/18 ^b	5'/5'	10 ^a	60%
LDR4	3,800	40	95	30	10 ^c	10	5'/5'	0 ^e	TBD ^d
MU	1,440	24	60	30	10	10	Attached	0 ^e	TBD ^d

^a Exempt when residential lot is adjacent to a landscaped tract at least 10 feet wide.

^b 20 foot setback applies to lots with two-story homes/18 foot setback applies to lots with single story homes.

^c 1) From right-of-way to side facing garage, or forward living space, or porch.

2) No encroachments will be allowed in the 10' setback.

3) Front facing garages shall be 20' from the back of walk (sidewalks are detached).

^d To be determined.

^e Subject to PUE requirements.