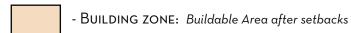
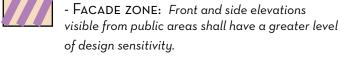
## **Development Standards for the Various Lot Sizes**

## **Conceptual Range of Residential Lots**

## **LEGEND**



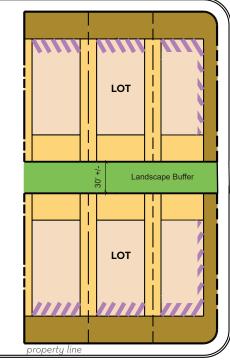






\* Notes: for all lots

- 10' front yard setbacks are permitted for side entry
- 2. Detached single family dwellings on adjacent lots shall have front yard setbacks vary by at least three feet. A minimum front yard setback of 18' is permitted to accommodate the 3' building setback differential. Building setbacks should be 18'-21' to face of garage. Sidewalks not to be blocked.
- The maximum height for any dwelling unit shall be 30 feet except in the Medium High Density Residential area, which shall allow a maximum height of 35 feet.
- 4. Two story homes shall not be permitted on corner lots or lots backing to an arterial roadway (except for 47'x90' lots), unless a landscape buffer at least 35 feet in width is provided.
- Two story homes may not be placed on more than three consecutive lots except in the Medium High Density Residential area, which allows attached townhomes, and 47'x90' lots.
- The maximum residential lot coverage shall be 60% for all lots less than 60 feet in width. The maximum residential lot coverage shall be 50% for all lots with widths of 60 feet or greater.
- 7. Architectural features like bay window may encroach 5' into the front yard setback, but no closer than 10' to the property line.
- 8. Front porches may encroach 10' into the front yard setback and 2' into the side yard setback.
- Rear patio covers may encroach 10' into the rear building setback. (For 47'x90' lots, only 5' allowed).



Back of Lots Landscape Buffer

- 10. Based on rear yard setbacks requested, typical back of lots will have an additional landscape buffer zone of 30' +/- (with the exception of some lots oriented on and next to the neighborhood
- 11. View fencing shall be provided for lots adjacent to open space.
- 12. All dwellings shall have four-sided architecture. Front and side elevations (for dwellings on corner lots) that are visible from public areas shall have a greater level of enhancement.
- 13. Architectural features like bay windows may encroach 5' into the rear yard setback and 2' into the side yard setback.
- 14. The proposed plan only includes attached sidewalks on one side.
- 15. A 20' minimum depth between the back of sidewalk and face of the garage (front facing) shall be maintained.
- 16. Side-entry garages on lots 1/2-acre or larger shall observe a minimum setback of 20 feet.
- 17. When a side yard tract with a minimum width of 10 feet is incorporated between the side of a lot and adjacent street right-of-way, the minimum internal side yard setback can be used between the home and side yard property line.
- 18. The front yard setback for parcels 5 and 10 shall be 10' to livable space.
- 19. The side yard setback for parcels 1a and 1b shall be