





Development Standards for the Various Lot Sizes

Conceptual Range of Residential Lots

LEGEND

-  - SIDE & REAR YARD SETBACKS
-  - BUILDING ZONE: *Buildable Area after setbacks*
-  - FACADE ZONE: *Front and side elevations visible from public areas shall have a greater level of design sensitivity.*
-  - FRONT YARD & SIDE STREET SETBACK

* Notes: for all lots

1. 10' front yard setbacks are permitted for side entry garages.
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.
3. 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.
5. 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.
6. 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.
9. Rear patio covers may encroach 10' into the rear building setback. (For 47'x90' lots, only 5' allowed).
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 greens).
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 5'.

