

6.3 DEVELOPMENT STANDARDS

The following are the minimum development standards required for development within the Plan area. As described previously in this Section, residential areas may contain a variety of housing types and densities, with the exception of lands designated for large lots. However, an overall maximum density for the project of 5.4 units per gross acre may not be exceeded.

Large single family lot of a minimum 20,000 square feet (see Figure 6.12.):

Setbacks*: Front yard - 18 feet minimum**, 20' feet average
Rear yard - 20 feet minimum
Side yard - 10 feet minimum.

Site Coverage: 40 percent maximum

Height Limitations: 30 feet maximum

Parking Requirements: 2 car garage minimum
3 car garage maximum

* For corner lots, the sideyard with roadway frontage shall have a minimum setback of 15 feet.

** Articulated garage doors required.

FIGURE 6.12

Large Single-Family Lot

