

Design Standards

DETACHED SINGLE FAMILY NEIGHBORHOODS					
Standard:	Annexation Agreement	51'w x 110' d Lots (N-I) Proposed / Deviation:	56'w x 110' d Lots (N-D, N-T) Proposed / Deviation:	66'w x 125' d Lots (N-A, N-C, N-J, N-U, N-V, N-X, N-Z) Proposed / Deviation:	71'w x 125' d Lots (N-B, N-H, N-W, N-AA) Proposed / Deviation:
MINIMUM LOT SIZE					
Minimum Lot Depth	110'	110'	110'	110'	110'
Minimum Lot Width	Range from 100' to 65' as shown on Preliminary Development Plans.	51'	56'	65'	65'
Minimum Lot Area	<i>Not Listed</i>	5,610 Sq.Ft.	6,160 Sq.Ft.	8,250 Sq.Ft.	8,875 Sq.Ft.
MINIMUM SETBACKS					
Minimum Front Yard (ft.)	25'	25'	25'	25'	25'
Minimum Corner Side Yard (ft.)	Without Driveway = 15' With Driveway = 20'	Without Driveway = 15' With Driveway = 20'	Without Driveway = 15' With Driveway = 20'	Without Driveway = 15' With Driveway = 20'	Without Driveway = 15' With Driveway = 20'
Minimum Interior Side Yard (ft.)	7.5'	7.5'	7.5'	7.5'	7.5'
Minimum Rear Yard (ft.)	25'	25'	25'	25'	25'
EXTRA DIMENSTIONS & ENCROACHMENTS					
Side Yard Obstruction (Chimney)	2'	3'	3'	3'	3'
Read Yard Obstruction (Deck)	<i>Not Listed</i>	10'	10'	10'	10'
Maximum Building Height	35'	35'	35'	35'	35'
Front Yard Encroach (Porch)	5'	5'	5'	5'	5'

Design Standards

TOWNHOME NEIGHBORHOODS			
Standard:	Annexation Agreement	FRONT LOADED TOWNHOMES Proposed / Deviation:	REAR LOADED TOWNHOMES Proposed / Deviation:
R.O.W. & P.L. SETBACKS			
Setback to Exterior Right-of-Way or Adjacent Property	40'	30'	30'
Front to Internal Right-of-Way	25'	25'	20'
Side to Internal Right-of-Way	25'	25'	20'
BUILDING SETBACKS			
Front to Front	40'	40'	40'
Rear To Rear	<i>Not Listed</i>	50'	60'
Side to Side	20'	20'	20'
Front to Side	<i>Not Listed</i>	50'	40'
Rear to Side	<i>Not Listed</i>	40'	50'
Garage to Garage	60'	60'	60'
EXTRA DIMENSTIONS & ENCROACHMENTS			
Maximum Building Height	35'	37'	37'
Side Yard Obstruction (Stoop)	<i>Not Listed</i>	3'	3'
Rear Yard Obstruction (Deck / Balcony)	<i>Not Listed</i>	10'	10'
Front Yard Obstruction (Stoop)	5'	5'	5'