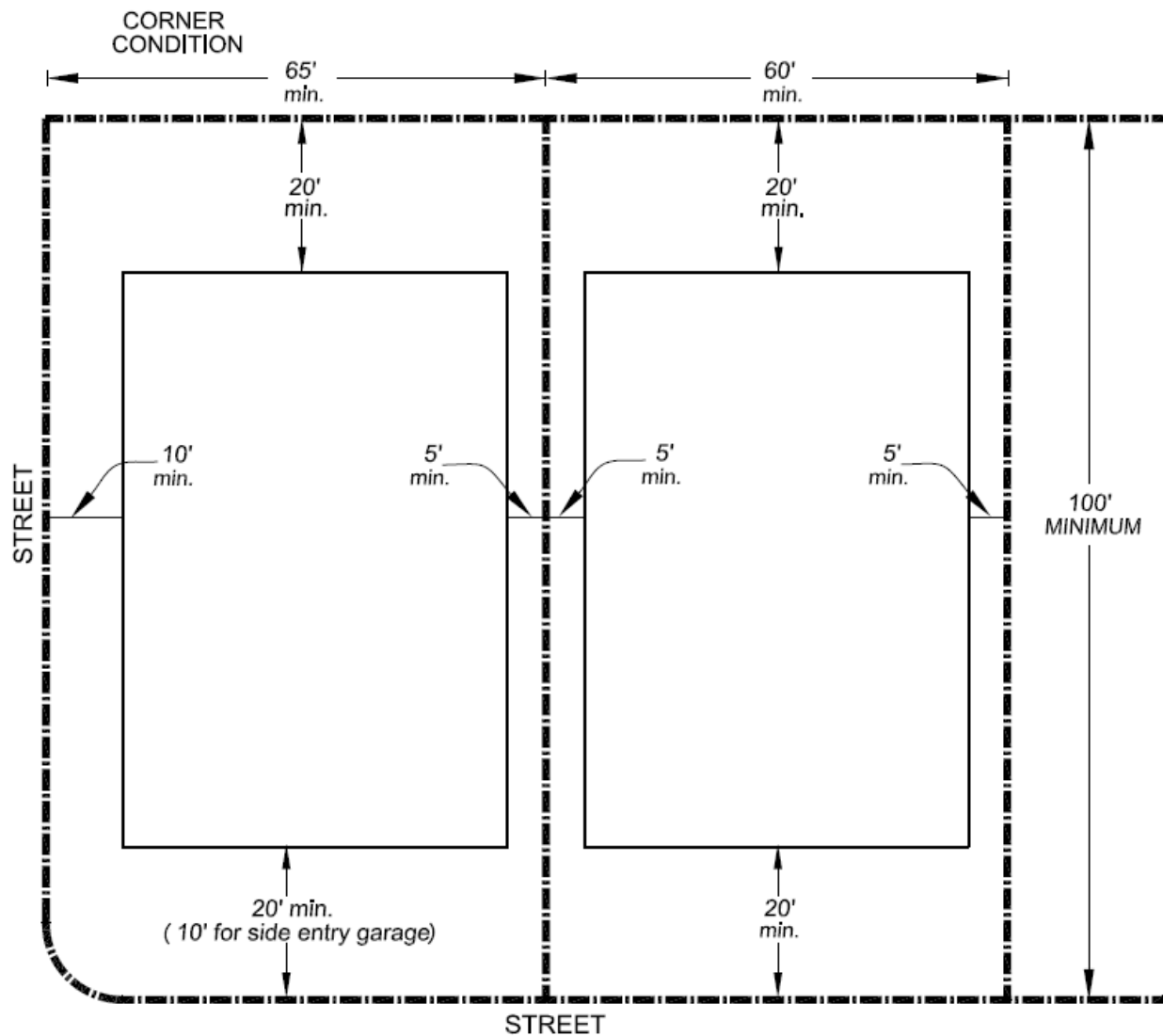


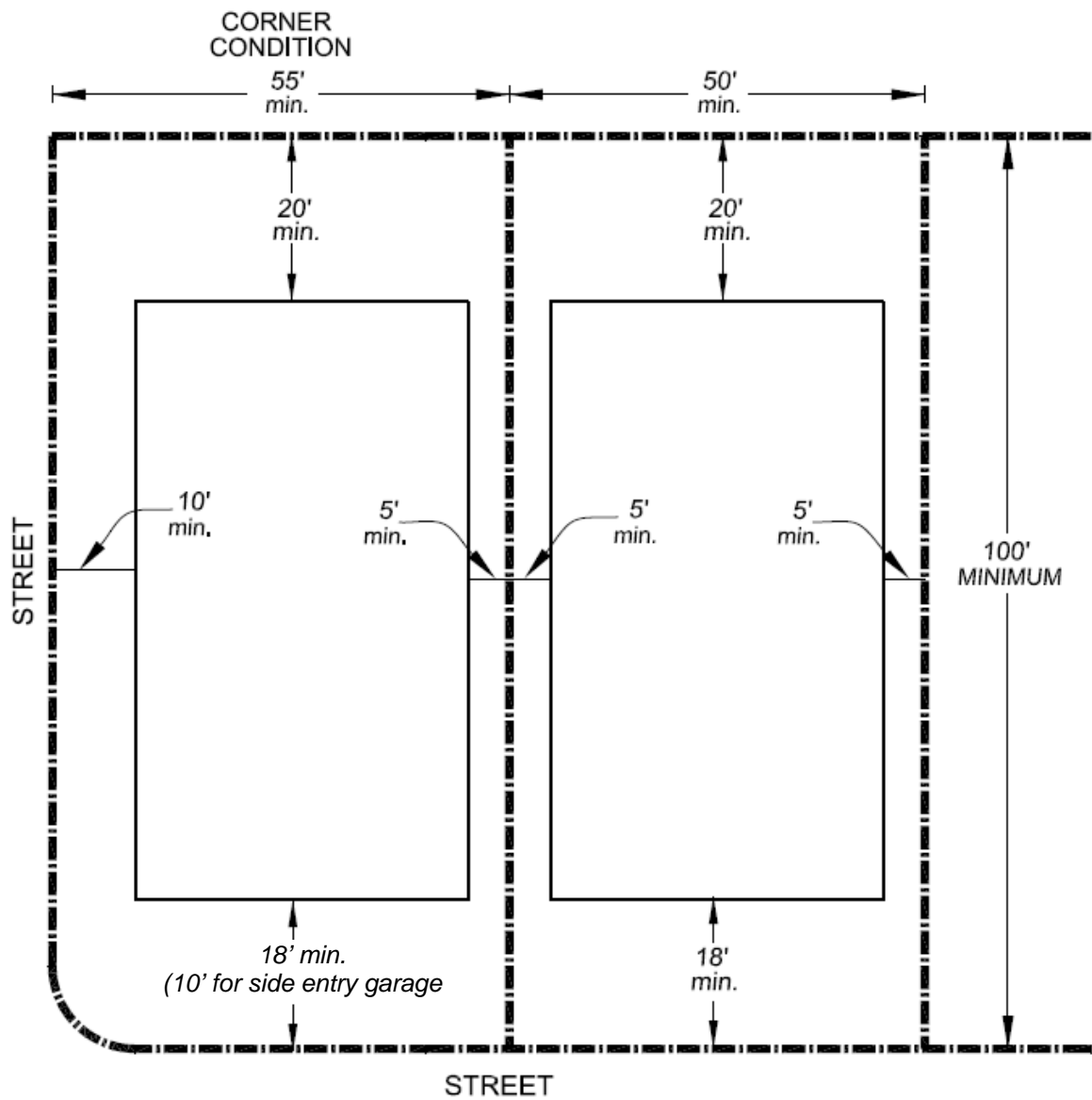
LOW DENSITY RESIDENTIAL  
DEVELOPMENT STANDARDS  
60x100

Minimum Lot Size	6,000 sq.ft.
Minimum Width	60'
Minimum Depth	100'
Setbacks	
Front Yard	20'
Front Yard (Side Entry Garage)	10'
Rear Yard	20'
Side Yard	5'
Street Side Yard	10'



LOW DENSITY RESIDENTIAL  
DEVELOPMENT STANDARDS  
50x100

Minimum Lot Size	5,000 sq.ft.
Minimum Width	50'
Minimum Depth	100'
Setbacks	
Front Yard	18'
Front Yard (with side-entry garage)	10'
Rear Yard	20'
Side Yard	5'
Street Side Yard	10'

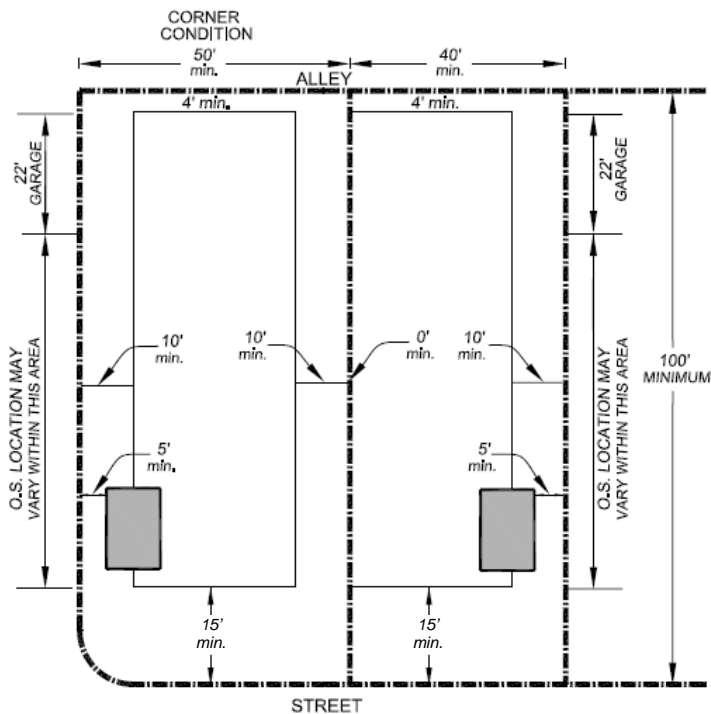


# MEDIUM-HIGH DENSITY RESIDENTIAL DEVELOPMENT STANDARDS 40X100 (ALLEY-LOADED)

Minimum Lot Size	4,000 sq.ft.		
Minimum Width	40'		
Minimum Depth	100'		
Setbacks (10' / 0' alt.)		Setbacks (5' / 5' alt.)	
Front Yard	15'	Front Yard	15'
Rear Yard	4'	Rear Yard	4'
Side Yard	10' / 0'	Side Yard	5'
Street Side Yard	10'	Street Side Yard	10'
Max. Building Height	35'		
Max. Lot Coverage	60%		

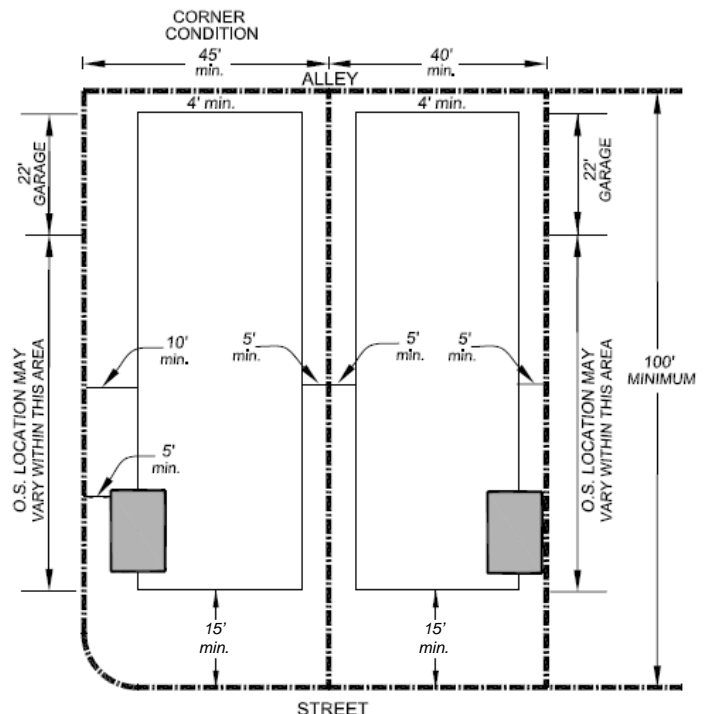
Note: Garages are at the rear of lots accessed via alleys.

**10' / 0' Alternative**



**Private Outdoor Open Space**  
Minimum private outdoor open space of 150 sq.ft. with minimum dimension of 10 ft.

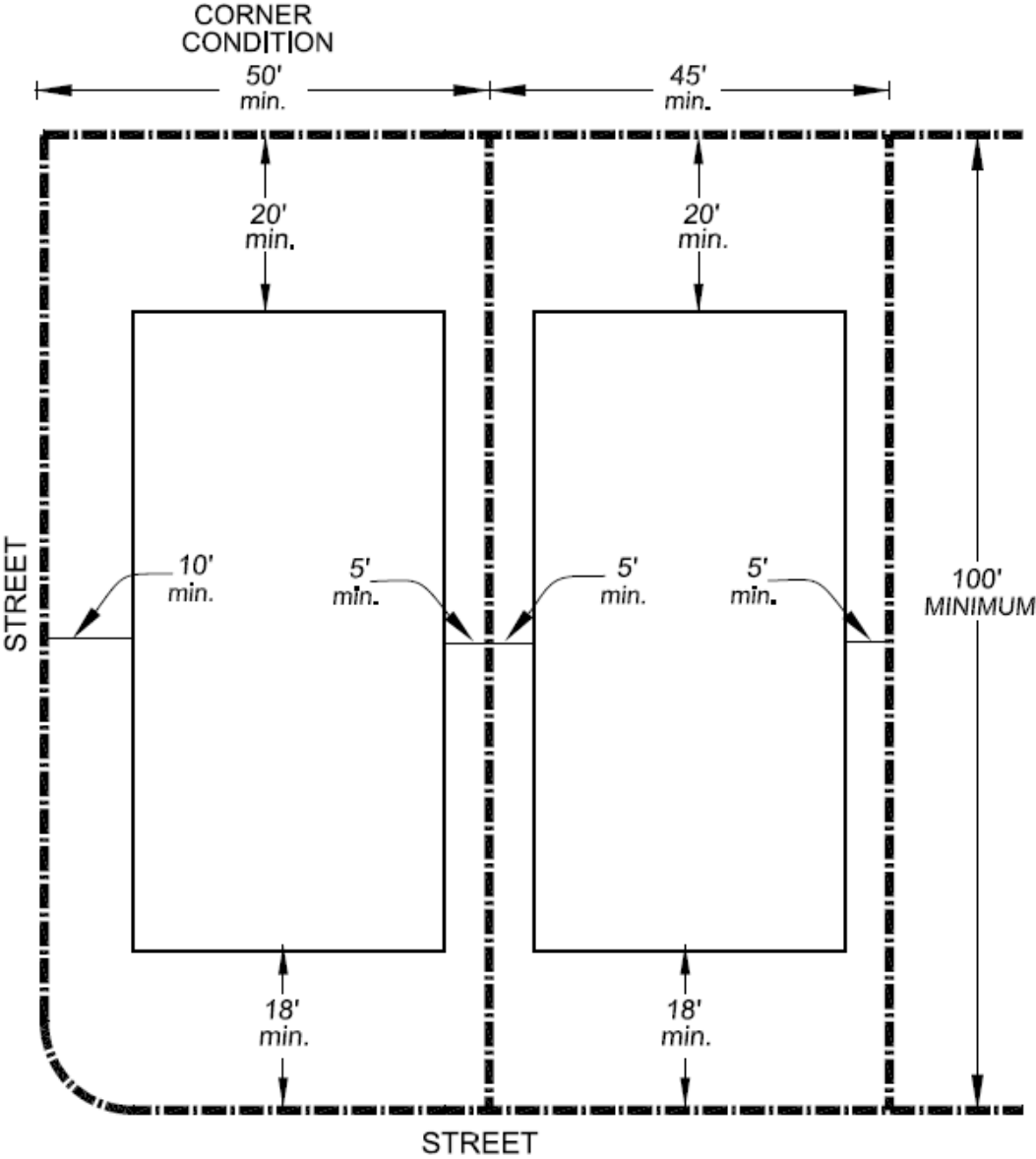
**5' / 5' Alternative**



**Private Outdoor Open Space**  
Minimum private outdoor open space of 150 sq.ft. with minimum dimension of 10 ft.

MEDIUM DENSITY RESIDENTIAL  
DEVELOPMENT STANDARDS  
40x100

Minimum Lot Size	4,000 sq.ft.
Minimum Width	40'
Minimum Depth	100'
Setbacks	
Front Yard	20'
Rear Yard	8'
Side Yard	5'
Street Side Yard	10'
Max. Building Height	35'
Max. Lot Coverage	60%



# MEDIUM DENSITY RESIDENTIAL DEVELOPMENT STANDARDS 35X90 (ALLEY-LOADED)

Minimum Lot Size 3,150 sq.ft.

Minimum Width 35'

Minimum Depth 90'

Setbacks (10' / 0' alt.)

Front Yard 10'

Rear Yard 4'

Side Yard 5'

Street Side Yard 10'

Setbacks (5' / 5' alt.)

Front Yard 10'

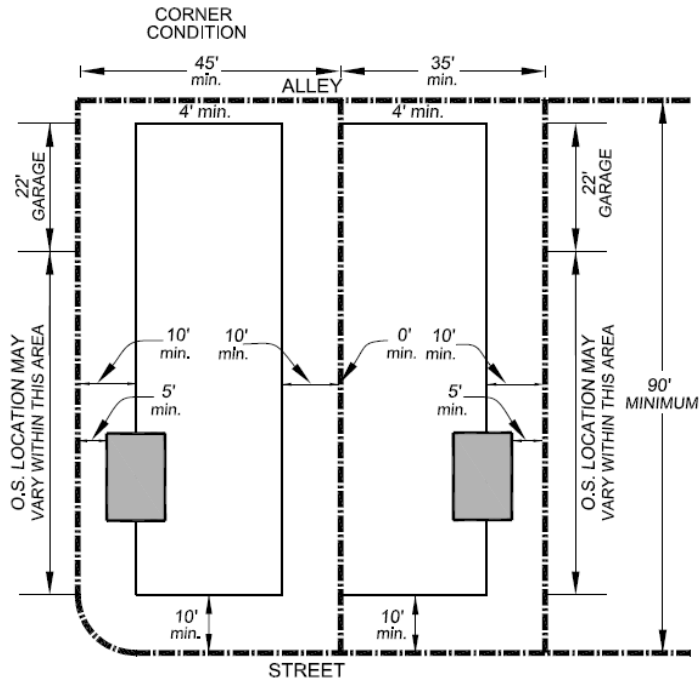
Rear Yard 4'

Side Yard 5'

Street Side Yard 10'

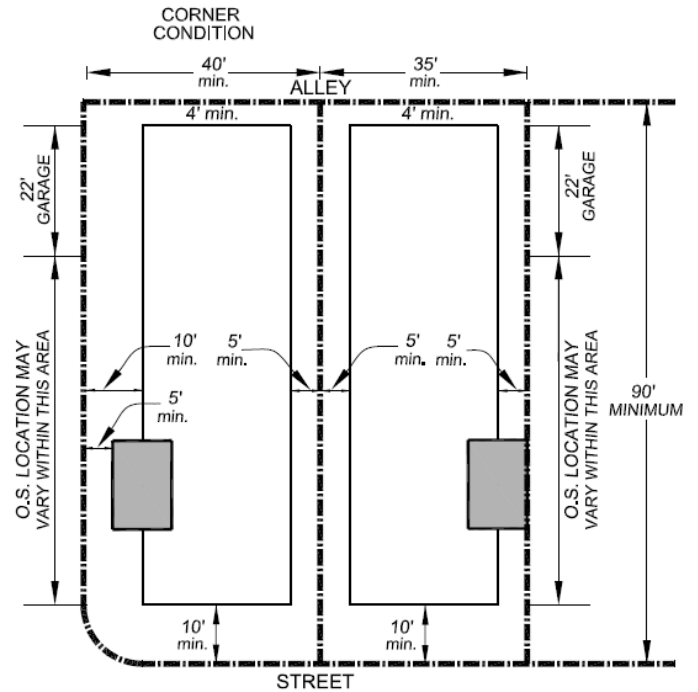
Note: Garages are at the rear of lots accessed via alleys.

## 10' / 0' Alternative



Private Outdoor Open Space  
Minimum private outdoor open space of 150 sq.ft. with minimum dimension of 10 ft.

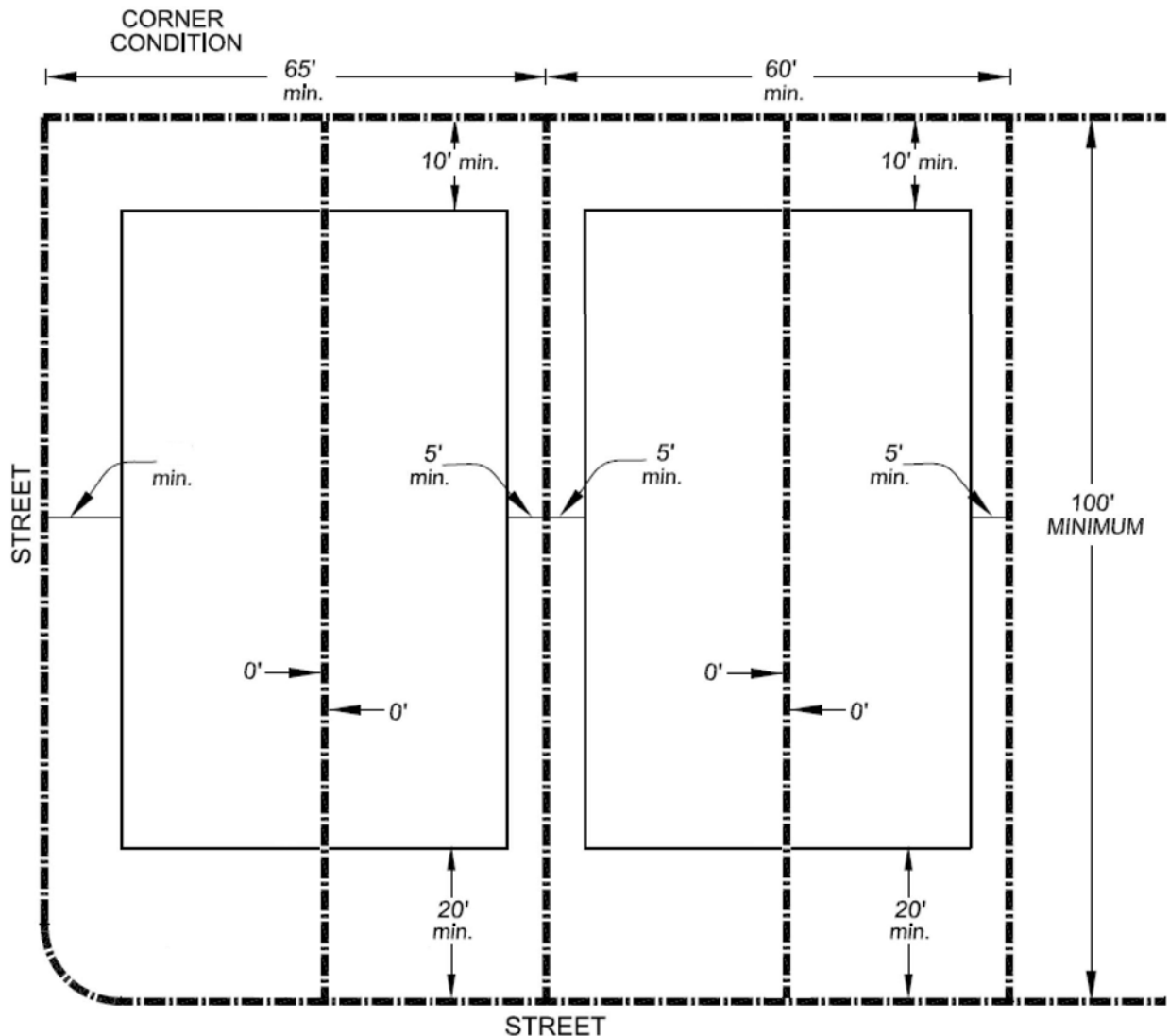
## 5' / 5' Alternative



Private Outdoor Open Space  
Minimum private outdoor open space of 150 sq.ft. with minimum dimension of 10 ft.

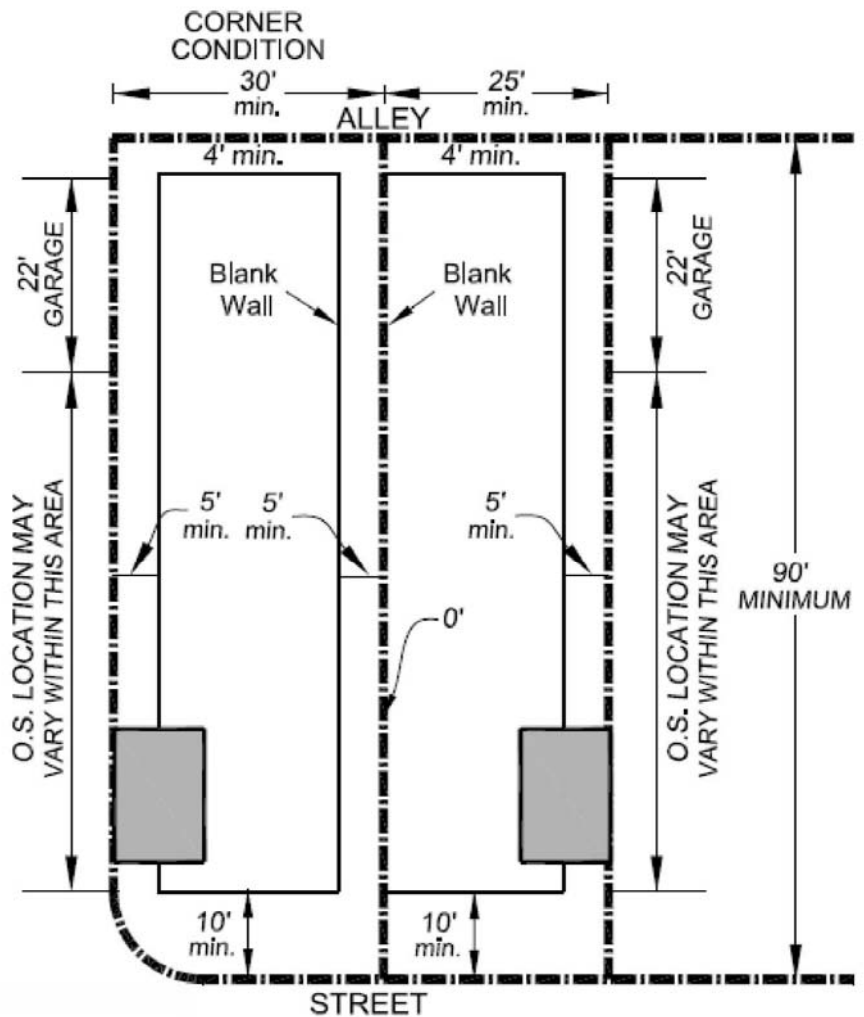
# MEDIUM-HIGH DENSITY RESIDENTIAL DEVELOPMENT STANDARDS 30x100 (DUPLEX)

Minimum Lot Size	3,000 sq.ft.
Minimum Width	30'
Minimum Depth	100'
Setbacks	
Front Yard	20'
Rear Yard	10'
Side Yard	5' / 0'
Street Side Yard	10'
Max. Building Height	35'
Max. Lot Coverage (excluding patios, drives, walks, etc.)	65%



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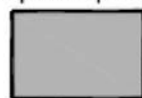
Minimum Lot Size	2,250 sq.ft.
Minimum Width	25'
Minimum Depth	90'
Setbacks	
Front Yard	10'
Rear Yard (Alley Required)	4'
Side Yard	4' / 0'
Street Side Yard	5'
Max. Building Height	35'
Max. Lot Coverage (excluding patios, drives, walks, etc.)	70%



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- 1) Garages are accessed from alley behind lots.
- 2) End lot is 5' wider with blank wall oriented opposite blank wall of adjacent lot.

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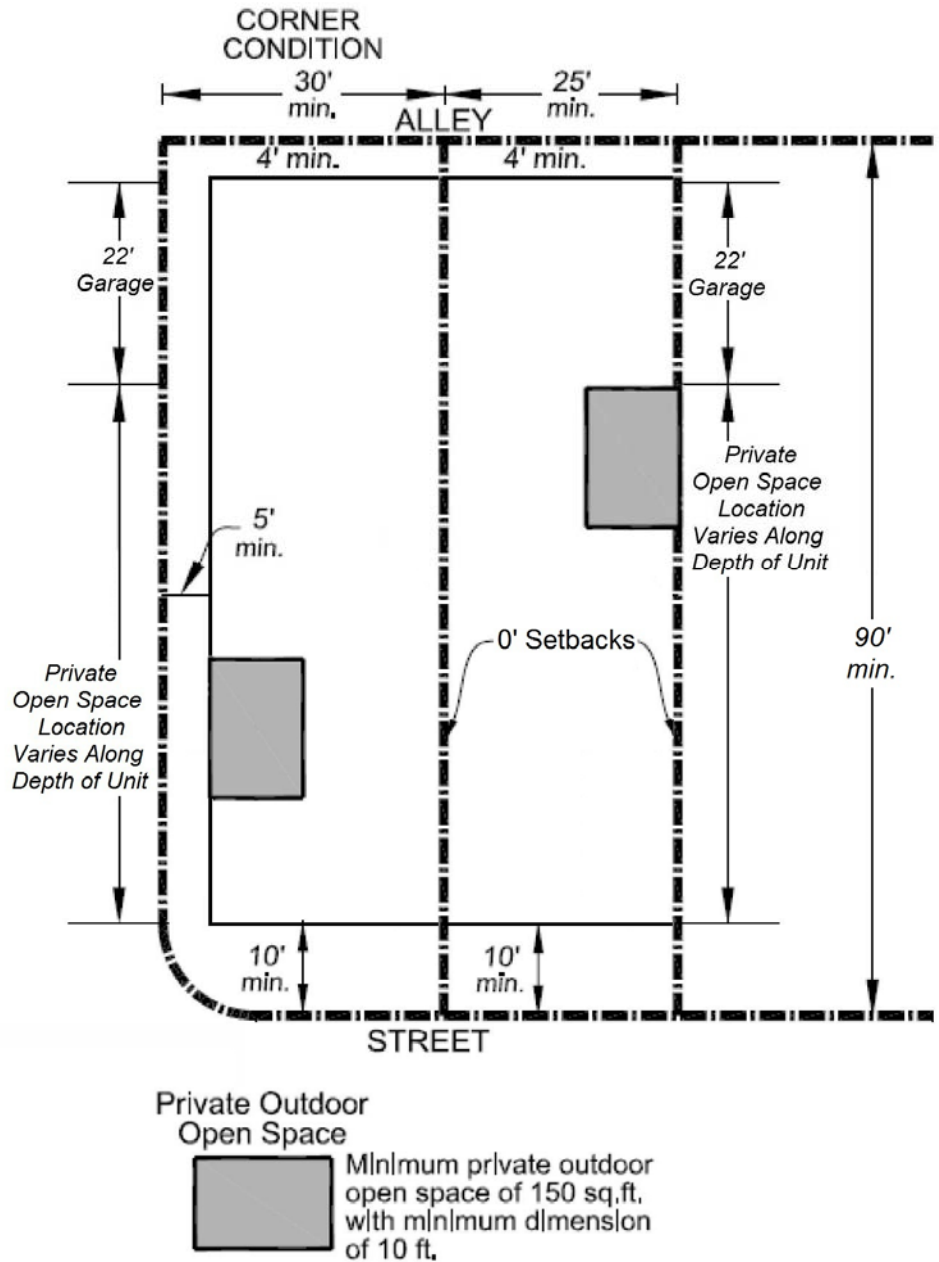


Minimum private outdoor open space of 150 sq.ft. with minimum dimension of 10 ft.



# 

Minimum Lot Size	2,250 sq.ft.
Minimum Width	25'
Minimum Depth	90'
Setbacks	
Front Yard	10'
Rear Yard (Alley Required)	4'
Side Yard	0' / 0'
Street Side Yard	5'
Max. Building Height	35'
Max. Lot Coverage (excluding patios, drives, walks, etc.)	80%

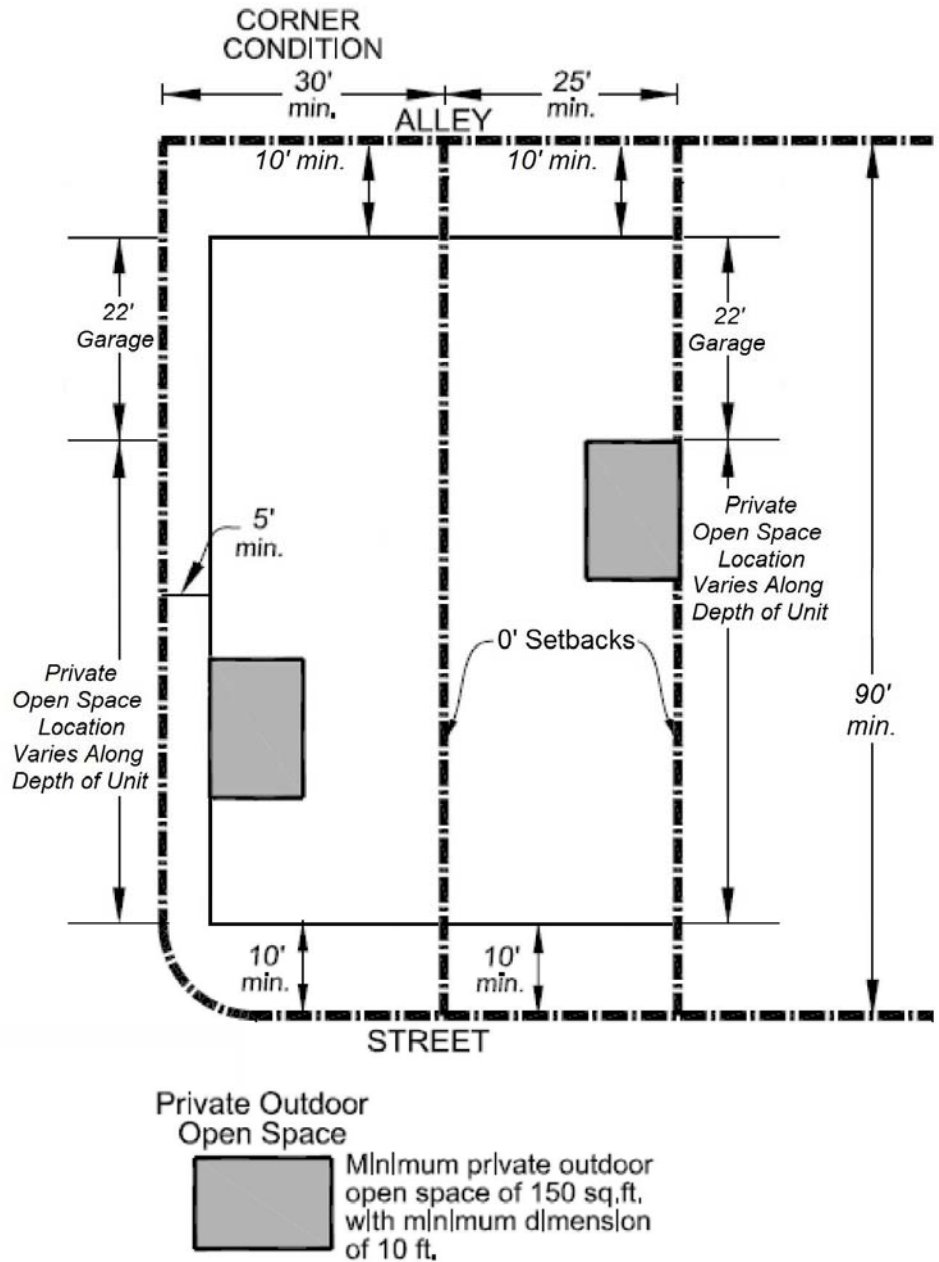


NOTE:  
Garages are accessed from alley behind lots.



# 

Minimum Lot Size	2,250 sq.ft.
Minimum Width	25'
Minimum Depth	90'
Setbacks	
Front Yard	10'
Rear Yard (Alley Required)	10'
Side Yard	0' / 0'
Street Side Yard	5'
Max. Building Height	35'
Max. Lot Coverage (excluding patios, drives, walks, etc.)	80%



NOTE:  
Garages are accessed from alley behind lots.

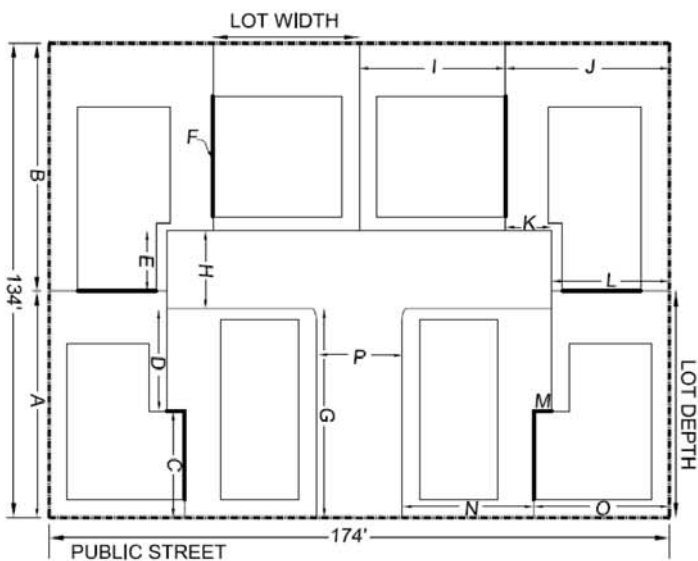
# MEDIUM-HIGH DENSITY RESIDENTIAL DEVELOPMENT STANDARDS CLUSTER

Minimum Lot Size	2,100 sq.ft.
Minimum Width	30'
Minimum Depth	50'
Setbacks – Public Street	5'
Setbacks – Private Drive	2'
Max. Building Height	35'
Max. Lot Coverage	60%

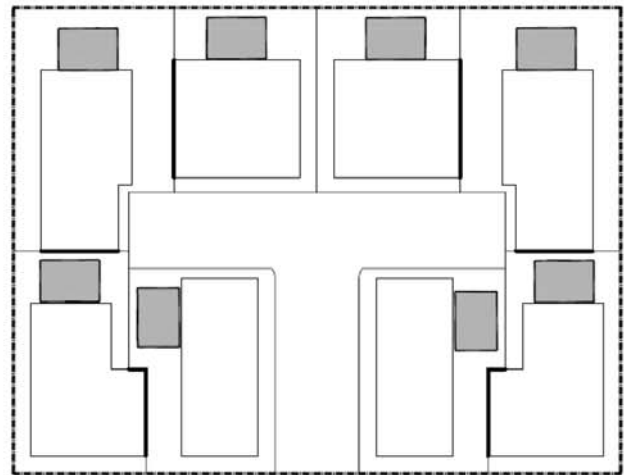
## Notes:

- (1) One setback of common lot line to adjacent lot may be 0'.
- (2) Minimum private outdoor open space of 150 sq.ft. with minimum dimension of 10 ft..

A = 64'	E = 17'	I = 41'	M = 5'
B = 70'	F = 53'	J = 46'	N = 37'
C = 30'	G = 59'	K = 13'	O = 38'
D = 29'	H = 22'	L = 33'	P = 24'

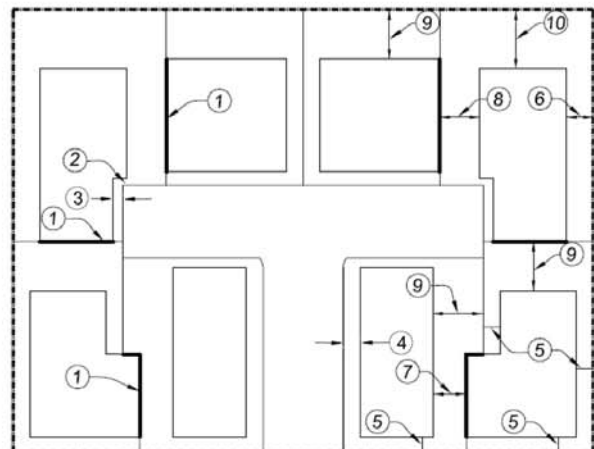


EXAMPLE LOT DIMENSIONS



EXAMPLE OUTDOOR OPEN SPACE OPPORTUNITIES

① 0'	④ 4'	⑦ 10'	⑩ 18'
② 2'	⑤ 5'	⑧ 12'	
③ 3'	⑥ 8'	⑨ 15'	



EXAMPLE SETBACKS