



**Tentative Map / SDR
Development Standards**

04-Jan-17

Description	<i>Lots ≤ 20,000 sf</i>	<i>Lots > 20,000 sf</i>
<u>Main Structure Setbacks (Minimum)</u>		
Minimum Lot Size	10,000 sf	20,000 sf
Front Yard to Private Street or Access Easement	30'	35'
Side Yard	5'	7.5'
Corner Side Yard	12.5'	15'
Rear Yard	25'	30'
Lot Coverage	Dictated by Setbacks	Dictated by Setbacks
<u>Accessory Structures Setbacks (Minimum)</u>		
Porte Cochere to Private Street	15'	15'
Side Load Garage to Side Yard PL	15'	15'
Patio Covers / 2nd Story Decks	20'	20'
Separation from Main Building	6'	6'
Corner Side Yard	5'	5'
Rear Yard	5'	5'
Side Yard	5'	5'
Accessory Structures May Have Trellis/Canopy Connecting to Main Structure		
<u>Building Heights</u>		
Main Structure	40'	50'
Accessory Structures	25'	30'
# of Floors - Single and Two Story on Slab or Over Basement		
# of Floors - On Lots > 35,000sf a 3rd story is allowed		
<u>Uses</u>	Single Family Residences and Accessory Structures	Single Family Residences and Accessory Structures

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