

RS/DS DEVELOPMENT STANDARDS FOR WRSP PARCEL F-11B

	Existing RS/DS (PL14-0625)	Proposed RS/DS (PL20-0184)
Lot Size (minimum)		
Area, Interior Lot	2,450 sq. ft.	2,450 sq. ft.
Area, Corner Lot	3,020 sq. ft.	3,020 sq. ft.
Width, Interior	43 ft.	43 ft.
Width, Corner	53 ft.	53 ft.
Permitted Density (maximum per lot)		
Residential Density	1 dwelling unit	1 dwelling unit
Setbacks (minimum)		
Front	12½ ft. to living space and sidewall of garage; 18 ft. minimum driveway depth with roll-up garage	12½ ft. to living space and sidewall of garage; 18 ft. minimum driveway depth with roll-up garage
Sides	4 ft. interior; 12.5 ft. street side corner	3.25 ft. interior; 12.5 ft. street side corner
Rear	5 ft. ^(A) minimum with minimum useable open space of 100 sq. ft.	4.5 ft.^(A) minimum with minimum useable open space of 100 sq. ft.
Coverage (maximum)		
Site Coverage	None	None
Height (maximum)		
Height Limit	35 ft.	35 ft.

(A) The rear elevation of the home shall be staggered back from the ~~5-foot~~ **4.5 foot** minimum to create a patio measuring a minimum 10' x 10' or 100 sq. ft. to create a private fenced yard space.