

Winding Creek

C-23 & C-24

Design Review Residential Subdivision

C23 & C-24 – 45’x80’ Min. Lots (3,600 sqft) – MDR

Description	Standard
Zoning	MDR
Minimum lot area (sqft)	
Interior	3,600
Corner	4,250
Minimum lot Width	
Interior	45’
Corner	55’
Setbacks	
Front	12.5’ to porch
	15’ Min to living space and side wall of garage
	18’ Min driveway depth with roll-up garage door
Side	5’ Min interior
	12.5’ Min street side on corner
	15’ Min to 2 nd story wall street side on corner
Rear	10’ Min to 1 st story wall
Site Coverage	700 SF Min rear yard useable open space required
Maximum Lot Coverage	NONE
Maximum Building Height	35’
Design Review	YES
Supplemental Design Review	Architectural enhancement treatment shall be applied to rear elevations that back up to Lower Bank Drive, north, east, and southern boundaries of the project. (see submitted enhancement exhibit).