

SVSP JMC Subdivisions; FD-10, FD-21 & FD-23

DEVELOPMENT FEATURE	PROPOSED
<i>Lot Size (minimum)</i>	
Area, Interior Lot	2,600
Area, Corner Lot	2,900 sf
Width, Interior Lot	38 ft typical, 25 ft. for a flag lot
Width, Corner Lot	44 ft.
<i>Permitted Density (maximum per lot)</i>	
Residential Density	1 dwelling; 1 second unit
<i>Setbacks (minimum)</i>	
Front Yard Setback	12.5 ft. to living space/porch; 18' min. driveway depth with roll up garage door
Side Yard Setback	4 ft. interior lot, 12.5 ft. – street side of corner lot
Rear Yard Setback	10 ft. to 1 st story wall 15 ft. to 2 nd story wall
<i>Coverage (maximum)</i>	
Site Coverage	None & no minimum useable open space required
<i>Height (maximum)</i>	
Height	35 ft.

Other Provisions	Proposed
Front Yard Stagger	None required, but optional per unit design
2 nd story wall separation	8 ft.
Two Story Mix	No limit
Stagger for 3 rd Car Garage	2 ft. feet between third car bay and two car garage
Additional Design Standards	
Street facing elevations shall have a single story element or enhanced treatment with grid and trim at windows and incorporation of decorative trim details and variation of colors similar to the front elevation on the two story elements.	
The front façade shall incorporate a minimum of two building façade element breaks with varied depth. Two story homes to have a variety of one and two story components. All two story homes shall incorporate a covered porch element of at least 50 sf or a covered single-story entry with single story living space at the front of the home.	
The exterior building materials shall include: <ul style="list-style-type: none"> • A minimum of three elevations per plan with at least one elevation style to be other than stucco; • Each elevation to have distinct design elements such as column style, siding, masonry, architectural details, roofing, etc; • All homes to be finished consistent with the approved colors and materials board with four paint colors; body, shadow, trim and accent; and • All windows, openings and gable vents to have trim appropriate to the architecture. 	
Adjacent lots shall have different plans or elevations.	
All lots to have enhanced landscaping as shown on the approved landscape plan.	
At least 40% of the two story homes shall include a front porch.	