

Table 1: Proposed MDR in Sierra Vista – KT Properties: Villages KT-20 and KT-21A & B

	Standard RS/DS Single Family w/Attached Sidewalk	MDR Type 1 45' x 80'^{1, 4}	MDR Type 2 50' x 80'^{1, 4}
Lot Size (minimum)			
Area, Interior Lot	4,500 sq. ft.	3,600 sq. ft.	4,000 sq. ft.
Area, Corner Lot	5,500 sq. ft.	4,400 sq. ft.	4,800 sq. ft.
Width, Interior	45 ft.	45 ft.	50 ft.
Width, Corner	55 ft.	55 ft.	60 ft.
Permitted Density (maximum per lot)			
Residential Density	1 dwelling, 1 second unit	1 dwelling, 1 second unit	1 dwelling, 1 second unit
Setbacks (minimum)			
Front ²	15 ft. to living space and sidewall of garage; 12.5 ft. to porch 18 ft. min. driveway depth to roll-up garage door	12.5 ft. to living space or sidewall of garage; 12.5 ft to porch 18 ft. min. driveway depth to roll-up garage	12.5 ft. to living space or sidewall of garage; 12.5 ft to porch 18 ft. min. driveway depth to roll-up garage
Sides ²	5 ft. 5 ft. interior side 12.5 ft. street side on first floor 15 ft. street side second floor	4 ft. 4 ft. interior 12.5 ft. street side on first floor 12.5 ft. street side on second floor	4 ft. 4 ft. interior 12.5 ft. street side on first floor 12.5 ft. street side on second floor
Rear	10 ft. minimum with minimum useable open space of 700 sf or 500 sf where usable front porch is provided. ³	8 ft. minimum with minimum useable open space of 350 sf or 250 sf where usable front porch is provided. ³	8 ft. minimum with minimum useable open space of 350 sf or 250 sf where usable front porch is provided. ³
Coverage (maximum)			
Site Coverage	None ³	None ³	None ³
Height (maximum)			
Height Limit	35 ft.	35 ft.	35 ft.
Supplemental Design Standards			
1. Front Yard Stagger	Not required	Not required	Not required
2. Stagger for 3 rd Car Garages	2 ft. between 3 rd car bay and two-car garage	2 ft. between 3 rd car bay and two-car garage	2 ft. between 3 rd car bay and two-car garage
3. Two-story mix	No Limit	No Limit	No Limit
4. Separation between Second Story Elements	A minimum of 10 feet shall be provided between second story elements of adjacent two-story dwellings	A minimum of 6 feet shall be provided between second story elements of adjacent two-story dwellings	A minimum of 6 feet shall be provided between second story elements of adjacent two-story dwellings
5. Building Exterior	Architectural treatment shall be applied to all elevations of a building. At a minimum, all doors, windows and other wall openings shall be trimmed consistent with the architectural style. Panelized windows or other architectural treatments shall be used on all garage doors		

Notes:

Ron Miller – DRRS Permit for Sierra Vista KT Map MDR Villages

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1. For KT Villages sidewalk is located at back of curb.
2. Front setback (and side setback where adjacent to street) is measured from back of walk. Fence side yard setback is 5' from back of walk where facing a street. In the absence of a sidewalk, setback is measured from the edge of right-of-way.
3. The rear and side yards may be utilized to meet the minimum usable open space provided the minimum dimension, measured perpendicular to the applicable rear or side yard is eight (8) feet. Maximum coverage is a function of lot size, required setbacks and usable open space. The minimum usable open space is reduced as noted where a front porch is provided with a minimum dimension of 6 ft. x 10 ft. exclusive of the entry way.
4. Variations to the standards and other housing product types may be permitted subject to processing of a Design Review Permit for Residential Subdivision prior to approval of improvement plans and final maps.