

SVSP PCL CG-20 RS/DS Development Standards

| Single Family with Attached Sidewalk ⁴ | | Proposed Changes |
|--|---|--|
| Lot Size (minimum) | | |
| Area, Interior Lot | <i>3,000 sq. ft.</i> | |
| Area, Corner Lot | <i>3,300 sq. ft.</i> | |
| Width, Interior | <i>40 ft.</i> | |
| Width, Corner | <i>50 ft.</i> | |
| Permitted Density (maximum per lot) | | |
| Residential Density | 1 dwelling; 1 second unit | |
| Setbacks (minimum) | | |
| Front ³ | <i>14 ft. to living space or side wall of garage; 18 ft. min. driveway depth w/ roll-up garage door</i> | |
| Sides ^{3,5} | <i>5 ft. interior side 12.5 ft. street side on corner</i> | <i>4 ft. interior side on lots 18-44 3.4 ft. on lot 36 at east property line 12 ft. on lots 26, 27, & 44</i> |
| Rear | <i>10 ft. to 1st story wall 15 ft. to 2nd story wall</i> | |
| Coverage (maximum) | | |
| Site Coverage | <i>None & no min. usable open space required</i> | |
| Height (maximum) | | |
| Height | 35 ft. | |
| Other Provisions | | |
| Front Yard Stagger | <i>None required, but optional per unit design</i> | |
| 2 nd story wall separation | 10 ft. | <i>8 ft.</i> |
| Two-story unit mix | No limit | |
| Stagger for 3 rd car garages | 2 ft. between 3 rd car bay and two-car garage | |
| Enhanced Elevations | | <i>Lots 17, 18, 35, 36, 26, 27, 44 & 1 to receive 'Enhanced Side Elevation' Lots 1-8, 36-44 to receive 'Enhanced Rear Elevation'</i> |

1. Items in *italics* represent modifications to City Zoning Ordinance Standards
2. Sidewalk separated from back of curb by 5-foot planter strip.
3. Front setback (and side setback where adjacent to street) measured from back of walk. If no sidewalk is present, setbacks measured from back of curb. Minimum separation between two-story elements shall be 10 feet.
4. A DRRS permit (required for neighborhoods greater than 7 du/ac) will be used to ensure compliance with the standards above.
5. Fence side yard setback is 5 feet from back of walk where facing a street with an attached sidewalk. Fence side yard setback is 2.5 feet from back of walk where facing a street with a detached sidewalk.