

**Table A-1: RS/DS Development Standards**

**Creekview Specific Plan  
Village C-21 MDR**

	Single Family with Attached Sidewalk
<b>Lot Size (minimum)</b>	
Area, Interior Lot	2,800 square feet
Area, Corner Lot	3,300 square feet
Width, Interior	35 feet
Width, Corner	42.5 feet
<b>Permitted Density (maximum per lot)</b>	
Residential Density	1 Dwelling 1 Second Unit
<b>Setbacks (minimum)</b>	
Front	14' Living space or side wall of garage; 18' Minimum driveway depth with roll-up garage door
Sides	5 feet interior side <i>4 feet interior side</i>  12.5 feet street side on corner
Rear	10 feet to first story wall <del>15 feet to second story wall</del> <i>14 feet to second story wall</i>
<b>Coverage (maximum)</b>	
Site Coverage	None and no minimum usable open space required
<b>Height (maximum)</b>	
Height	35 feet
<b>Other Provisions</b>	
Front Yard Stagger	None required, but optional per unit design
Second story wall separation	<del>10 feet</del> <i>8 feet</i>
Two-story unit mix	No limit
Stagger for 3rd Car Garages	2 ft. between 3rd car bay and two-car garage
<p>1. Items in <i>italics</i> 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 are measured from back of curb. Minimum separation between two story elements shall be 10 feet.                  4. A DRRS permit (required for subdivisions greater than 7 units per acre) is required for 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.</p>	