

**Exhibit E-1: RS/DS Development Standards**

	<b>Single Family with Attached Sidewalk<sup>4</sup></b>	<b>Single Family with Separated Sidewalk<sup>2,4</sup></b>
<b>Lot Size</b> (minimum)		
Area, Interior Lot	3,000 sq. ft.	2,800 sq. ft. <sup>2</sup>
Area, Corner Lot	3,300 sq. ft.	3,000 sq. ft. <sup>2</sup>
Width, Interior	45 ft.	45 ft.
Width, Corner	52.5 ft.	47.5 ft.
<b>Permitted Density</b> (maximum per lot)		
Residential Density	1 dwelling; 1 second unit	1 dwelling; 1 second unit
<b>Setbacks</b> (minimum)		
Front <sup>3</sup>	<i>14 ft. to living space or side wall of garage; 18 ft. min. driveway depth w/roll up garage door.</i>	<i>9 ft. to single-story living space or side wall of garage; 18 ft. min. driveway depth w/roll up garage door.</i>
Sides <sup>3,5</sup>	<i>5 ft. interior; 12.5 ft. street side on corner</i>	<i>5 ft. interior; 7.5 ft. street side on corner</i>
Rear	<i>10 ft. to 1<sup>st</sup> story wall 15 ft. to 2<sup>nd</sup> story wall</i>	<i>10 ft. to 1<sup>st</sup> story wall 15 ft. to 2<sup>nd</sup> story wall</i>
<b>Coverage</b> (maximum)		
Site Coverage	<i>None &amp; no min. usable open space required</i>	<i>None &amp; no min. usable open space required</i>
<b>Height</b> (maximum)		
Height	35 ft.	35 ft.
<b>Other Provisions</b>		
Front Yard Stagger	<i>None required, but optional per unit design</i>	<i>None required, but optional per unit design</i>
2nd story wall separation	<i>10 ft.</i>	<i>10 ft.</i>
Two-story unit mix	<i>No limit</i>	<i>No limit</i>
Stagger for 3 <sup>rd</sup> car garages	<i>2 ft. between 3rd car bay and two-car garage</i>	<i>2 ft. between 3rd car bay and two-car garage</i>

<sup>1</sup> Items in *italics* represent modifications to City Zoning Ordinance standards.

<sup>2</sup> Sidewalk separated from back of curb by 5-foot planter strip.

<sup>3</sup> 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 ft.

<sup>4</sup> A DRRS permit (required for neighborhoods greater than 7 du/ac) will be used to ensure compliance with the standards above.

<sup>5</sup> Fence side yard setback is 5' from back of walk where facing a street with an attached sidewalk. Fence side yard setback is 2.5' from back of walk where facing a street with a detached sidewalk.