

Table 2: Proposed MDR in ARSP PCL AR-10

	Standard RS Single Family (Attached Sidewalk)	MDR AR-10
Lot Size (minimum)		
Area, Interior Lot	4,500 sq. ft.	1,800 sq. ft.
Area, Corner Lot	5,500 sq. ft.	2,400 sq. ft.
Width, Interior	45 ft.	30 ft.
Width, Corner	55 ft.	40 ft.
Permitted Density (maximum per lot)		
Residential Density	1 dwelling unit	1 dwelling unit
Setbacks (minimum)		
Front	15 ft. to living space and sidewall of garage; 18 ft. minimum driveway depth with roll-up garage	Public Street: 10 ft. to back of walk; Pedestrian Paseo: 6 ft. to property line or 16 ft. front-to-front building separation
Sides	5 ft. interior; 12.5 ft. street side corner	4 ft. interior or 8' building separation 10 ft. street side corner
Rear	10 ft. minimum with minimum useable open space of 450 sq. ft.	4 ft. to drive aisle edge
Coverage (maximum)		
Site Coverage	None	None
Height (maximum)		
Height Limit	35 ft.	35 ft.

Notes:

- (A) For building setbacks, the “front” of a home is the edge with the primary pedestrian entrance and the “rear” of a home is the edge with the garage door.
- (B) Garage doors fronting a drive aisle shall be located a minimum of 4 feet from the drive aisle edge to allow 28 feet to back out of garages.
- (C) The side elevation of a home shall be designed in a manner that creates a minimum 250 sq. ft. private outdoor space in the side yard area by utilizing a side wall stagger and a minimum 8-foot separation from an adjacent unit. A portion of the private outdoor space may be located in an easement on an adjacent property.
- (D) Where homes front on to a pedestrian paseo, the “front” setback shall be measured from property line within the paseo in order to create a minimum 16-foot building separation between the front of units.