

6. The standards for this development shall include the following:

Standard	Lots less than or equal to 20,000 sf*	Lots greater than 20,000 sf
Minimum Lot Size	10,000 sf	20,000 sf
Building Setbacks:		
•Front yard to private street or access easement	30 feet	35 feet
•Side yard	5 feet	7.5 feet
•Corner side yard	12.5 feet	15 feet
•Rear yard	25 feet	30 feet

Standard	Lots less than or equal to 20,000 sf*	Lots greater than 20,000 sf
Accessory structure setbacks:		
•Porte cochere to private street	15 feet	15 feet
•Side loaded garage to side yard property line	15 feet	15 feet
•Patio covers and/or 2 nd story decks	20 feet	20 feet
•Separation from principal dwelling	6 feet	6 feet
•Side yard	5 feet	5 feet
•Corner side yard	5 feet	5 feet
•Rear yard	5 feet	5 feet
Building Heights:		
•Principal dwelling	46 feet	46 feet
•Accessory structures	25 feet	30 feet
•Floors	2 stories on slab or over basement	3 stories on lots greater than 35,000 sf; otherwise 2 stories
Permitted uses	Single family residence and accessory structures**	Single family residence and accessory structures**

*Includes Lots 1, 2 and 24.

**Accessory structures may have a trellis or canopy attached to the principal dwelling.