

	Requirement	As Proposed	Notes
Minimum Lot Area	6,000 square feet	~3,800 sf (smallest lot) (~4,700sf average lot)	Will vary slightly from lot to lot. This does not include the courtyard space
Maximum Impervious Surface Ratio	70 percent	49 percent	
Minimum Green Space	30 percent	51 percent	
Maximum Building Coverage	35 percent	22 percent	
Minimum Lot Width	50 feet on corner 40 feet all other lots	~63 feet	
Minimum Lot Width (on corner)	50 feet	N/A	
Minimum Lot Depth	100 feet	~60 feet	Does not include shared courtyard
Minimum Lot Frontage at Right-of-Way	30 feet	~63 feet	
Minimum Front Setback (minor street)	20 feet	N/A	
Minimum Front Setback (all other streets)	20 feet	10 feet	Partly as an effort to save a number of existing trees on site.
Maximum Front Setback	25 feet	~20 feet	
Maximum Principal Building Setback from Attached Garage Setback (see (8) below)	8 feet behind the front plane of a front-loaded attached garage (see (8) below)	N/A	Detached Garages
Minimum Porch Setback (front and side yard)	12 feet	2ft	
Minimum Street Side Setback (on corner lots)	15 feet	N/A	
Minimum Side Setback	7 feet	~ 7 feet	
Minimum Rear Setback	20 feet*	12 feet	
Maximum Principal Building Height	35 feet	30 feet	
Minimum Principal Building Separation	10 feet	~12 feet	
Minimum Pavement Setback (lot line to pavement - excludes driveway entrances)	5 feet on side and rear yards & 10 feet from any street right-of-way	0 feet	
Minimum Garage Door Setback to Alley (if applicable)*	10 feet for side-loaded garages & 20 feet for rear-loaded garages	N/A	
Minimum Parking Required	2 spaces/dwelling	2.75	GDP will target 2 spaces/dwelling
Minimum Dwelling Unit Structure Area	800 square feet	~1500 square feet	
Accessory Buildings:			
Minimum Front Setback	Even with or behind the principal structure	Even with or behind the principal structure	
Minimum Side Setback	3 feet	~ 7 feet	
Minimum Side Setback (on corner)	Even with or behind the principal structure	N/A	
Minimum Rear Setback	3 feet	12 feet	
Maximum Height	20 feet	~ 22 feet	Detached Garages