RESIDENTIAL LAND USE DEVELOPMENT STANDARDS MATRIX

R-2, R-3,MU TC-2, BP-1

MIN. LOT SIZE	STANDARDS		CLUSTER HOMES	PROPOSED
MINL DETACHED DWELLING SIZE 900 SF		MIN. LOT SIZE		2,216 SF (Average 2,811 SF)
LOT FRONTAGE N/A N/A				No Less than 900 SF (Final size determined at
PARKING REQ. 2 S.P. / UNIT (Located in garage or driveway) 2 S.P. / UNIT (Garage or driveway) 3 S. Not to exceed 35'		MIN. DETACHED DWELLING SIZE	900 SF	master model review)
MAX. HEIGHT 35' Not to exceed 35' N/A FLOOR AREA MINIMUM N/A N/A ENTIRE FRONT YARD (Need Additional Trees) ENTIRE FRONT YARD (Additional Trees) ENTIRE FRONT SETBACK 15' HSRUB/300 SF 1 SHRUB/300 S		LOT FRONTAGE	N/A	N/A
MAX. HEIGHT 35' Not to exceed 35' N/A FLOOR AREA MINIMUM N/A N/A ENTIRE FRONT YARD (Need Additional Trees) ENTIRE FRONT YARD (Additional Trees) ENTIRE FRONT SETBACK 15' HSRUB/300 SF 1 SHRUB/300 S		PARKING REQ.	2 SP. / UNIT (Located in garage or driveway)	2 SP. / UNIT (Garage or driveway)
LANDSCAPE		MAX. HEIGHT		
LANDSCAPE LANDSCAPE 1 TREE/600 SF 1 TREE/600 SF 1 SHRUB/300 SF 1 SHRUB/300 SF ENTIRE SIDE YARD PRIMARY USE FRONT SETBACK 10' Building - 5' Porch SIDE SETBACK 5' 5' 8' BUILDING SEPARATION N/A REAR SETBACK 10' Building - 5' Porch SIDE STERACK 5' 5' 8' EXCEPTION: (from arterial) FRONT SETBACK 25' MAX. LIVING SPACE SETBACK 30' N/A SIDE SETBACK 25' MAX. LIVING SPACE SETBACK 25' N/A SIDE ON PUBLIC STREET SETBACK 25' N/A SIDE ON PUBLIC STREET SETBACK 25' N/A SIDE SETBACK 50'		FLOOR AREA MINIMUM	N/A	N/A
TREE/600 SF			ENTIRE FRONT YARD (Need Additional Trees	
SHRUB/300 SF ENTIRE SIDE YARD ENTIRE SIDE YARD		LANDSCAPE	@1 per 40' on street.	•
PRIMARY USE FRONT SETBACK 10' Building - 5' Porch 10' Building -			1 TREE/600 SF	•
PRIMARY USE FRONT SETBACK 10' Building - 5' Porch 10' Building SEPARATION N/A N			1 SHRUB/300 SF	1 SHRUB/300 SF
FRONT SETBACK 10' Building - 5' Porch 10' Building - 5' Porch 5' 5' 5' 5' 5' 5' 5' 5			·	
FRONT SETBACK 10' Building - 5' Porch 10' Building - 5' Porch 5' 5' 5' 5' 5' 5' 5' 5	PRIMARY USF			
SIDE SETBACK 5' 5' 8UILDING SEPARATION N/A N/A N/A REAR SETBACK 10' 10		FRONT SETBACK	10' Building - 5' Porch	10' Building - 5' Porch
BUILDING SEPARATION N/A N/A REAR SETBACK 10'				
REAR SETBACK 10' 10' SIDE ON STREET SETBACK 15' 15' EXCEPTION: (from arterial) FRONT SETBACK 50' (1) 95' MAX. LIVING SPACE SETBACK 30' N/A SIDE SETBACK 25' 40' REAR SETBACK 25' N/A SIDE ON PUBLIC STREET SETBACK 25' 40' ACCESSORY USE MAX. HEIGHT 15' 15' FRONT SETBACK OF A SIDE 20' N/A LOADED GARAGE 10' N/A SIDE SETBACK 5' 5' REAR SETBACK (NON-GARAGE) 5' N/A REAR SETBACK (GARAGE) 3' 14' SIDE ON STREET SETBACK 10' N/A EXCEPTION: FRONT SETBACK 20' N/A (from arterial) SIDE SETBACK 20' N/A				
SIDE ON STREET SETBACK 15' 15' EXCEPTION:				
EXCEPTION: (from arterial) FRONT SETBACK				
(from arterial) FRONT SETBACK 50' (1) 95' MAX. LIVING SPACE SETBACK 30' N/A SIDE SETBACK 25' 40' REAR SETBACK 25' N/A SIDE ON PUBLIC STREET SETBACK 25' 40' ACCESSORY USE MAX. HEIGHT 15' 15' FRONT SETBACK 20' N/A FRONT SETBACK OF A SIDE 5' 5' LOADED GARAGE 10' N/A SIDE SETBACK 5' 5' REAR SETBACK (NON-GARAGE) 5' N/A REAR SETBACK (GARAGE) 3' 14' SIDE ON STREET SETBACK 10' 15' EXCEPTION: FRONT SETBACK 20' N/A (from arterial) SIDE SETBACK 15' N/A	EXCEPTION			
MAX. LIVING SPACE SETBACK SIDE SETBACK SIDE SETBACK REAR SETBACK SIDE ON PUBLIC STREET SETBACK ACCESSORY USE MAX. HEIGHT FRONT SETBACK 20' N/A FRONT SETBACK SIDE SETBACK 10' N/A SIDE SETBACK 5' REAR SETBACK 10' N/A SIDE SETBACK 5' REAR SETBACK (NON-GARAGE) 5' REAR SETBACK (GARAGE) 10' N/A SIDE ON STREET SETBACK 10' SIDE ON STREET SETBACK 10' SIDE SETBACK 10'			50' (1)	95'
SIDE SETBACK 25' 40' REAR SETBACK 25' N/A SIDE ON PUBLIC STREET SETBACK 25' 40' ACCESSORY USE	,	•		N/A
REAR SETBACK 25' N/A 3IDE ON PUBLIC STREET SETBACK 25' 40' ACCESSORY USE MAX. HEIGHT 15' 15' 15' N/A FRONT SETBACK 20' N/A FRONT SETBACK 5' 5' SIDE SETBACK 5' S' SIDE SETBACK 5' S' S' STANDARD SETBACK 10' N/A SIDE SETBACK (NON-GARAGE) 5' N/A REAR SETBACK (NON-GARAGE) 3' 14' SIDE ON STREET SETBACK 10' 15' EXCEPTION: FRONT SETBACK 20' N/A (from arterial) SIDE SETBACK 15' 45'				
SIDE ON PUBLIC STREET SETBACK ACCESSORY USE MAX. HEIGHT FRONT SETBACK FRONT SETBACK 15' FRONT SETBACK 10' N/A SIDE SETBACK 5' REAR SETBACK (NON-GARAGE) REAR SETBACK (GARAGE) 3' SIDE ON STREET SETBACK 10' N/A REAR SETBACK 10' N/A REAR SETBACK SIDE ON STREET SETBACK 10' N/A REAR SETBACK 10' N/A 15' EXCEPTION: FRONT SETBACK 10' N/A (from arterial) SIDE SETBACK 15' N/A				
MAX. HEIGHT 15' 15' FRONT SETBACK 20' N/A FRONT SETBACK OF A SIDE LOADED GARAGE 10' N/A SIDE SETBACK 5' 5' REAR SETBACK (NON-GARAGE) 5' N/A REAR SETBACK (GARAGE) 3' 14' SIDE ON STREET SETBACK 10' 15' EXCEPTION: FRONT SETBACK 20' N/A (from arterial) SIDE SETBACK 15' 45'				
MAX. HEIGHT 15' 15' FRONT SETBACK 20' N/A FRONT SETBACK OF A SIDE LOADED GARAGE 10' N/A SIDE SETBACK 5' 5' REAR SETBACK (NON-GARAGE) 5' N/A REAR SETBACK (GARAGE) 3' 14' SIDE ON STREET SETBACK 10' 15' EXCEPTION: FRONT SETBACK 20' N/A (from arterial) SIDE SETBACK 15' 45'	ACCESSORY USE	.		
FRONT SETBACK FRONT SETBACK OF A SIDE LOADED GARAGE 10' N/A SIDE SETBACK 5' REAR SETBACK (NON-GARAGE) FRONT SETBACK (GARAGE) SIDE ON STREET SETBACK 10' EXCEPTION: FRONT SETBACK 20' N/A (from arterial) SIDE SETBACK 15' N/A 45'			15'	15'
FRONT SETBACK OF A SIDE LOADED GARAGE 10' N/A SIDE SETBACK 5' REAR SETBACK (NON-GARAGE) REAR SETBACK (GARAGE) 3' SIDE ON STREET SETBACK 10' EXCEPTION: FRONT SETBACK 20' N/A (from arterial) SIDE SETBACK 15' 45'				
LOADED GARAGE 10' N/A SIDE SETBACK 5' 5' REAR SETBACK (NON-GARAGE) 5' N/A REAR SETBACK (GARAGE) 3' 14' SIDE ON STREET SETBACK 10' 15' EXCEPTION: FRONT SETBACK 20' N/A (from arterial) SIDE SETBACK 15' 45'				,
SIDE SETBACK REAR SETBACK (NON-GARAGE) REAR SETBACK (GARAGE) SIDE ON STREET SETBACK EXCEPTION: FRONT SETBACK (from arterial) SIDE SETBACK SIDE ON STREET SETBACK			10'	N/A
REAR SETBACK (NON-GARAGE) 5' N/A REAR SETBACK (GARAGE) 3' 14' SIDE ON STREET SETBACK 10' 15' EXCEPTION: FRONT SETBACK 20' N/A (from arterial) SIDE SETBACK 15' 45'				
REAR SETBACK (GARAGE) 3' 14' SIDE ON STREET SETBACK 10' 15' EXCEPTION: FRONT SETBACK 20' N/A (from arterial) SIDE SETBACK 15' 45'				
SIDE ON STREET SETBACK 10' 15' EXCEPTION: FRONT SETBACK 20' N/A (from arterial) SIDE SETBACK 15' 45'				
(from arterial) SIDE SETBACK 15' 45'		· · · · · · · · · · · · · · · · · · ·		
(from arterial) SIDE SETBACK 15' 45'	EXCEPTION: FRONT SETBACK		20'	N/A
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	, 2 3. 537 6	REAR SETBACK	15'	N/A
SIDE ON STREET SETBACK 20' 45'				