

4.1508 DEVELOPMENT STANDARDS TABLE

The development standards listed in **Table 4.1508** are applicable to all development within the Springwater Residential Sub-districts. Development within these Sub-districts shall also be consistent with all other applicable requirements of the Community Development Code.

Table 4.1508 Development Standards in Springwater Residential Sub-districts

	VLDR-SW	LDR-SW	THR-SW
A. Minimum Net Density (See definition of Net Density In Article 3)			
Cottage Cluster	4 units per acre	5.8 units per acre	12.0 units per acre
All uses	none	5.8 units per acre	12.0 units per acre
B. Maximum Net Density (See definition of Net Density In Article 3)			
Duplex, Triplex, Quadplex,	none	none	NA
Townhouses	14.4 units per acre	25 units per acre	17.4 units per acre
Cottage Cluster	none	none	17.4 units per acre
All other uses	3.6 units per acre	7.3 units per acre	17.4 units per acre
C. Minimum Buildable Lot Size (square feet)			
Townhouse	none	none	1,800 sq. ft.
All other uses	10,000 sq. ft.	5,000 sq. ft.	none
D. Minimum Lot Width			
1. Width at building line: Interior lot			
Townhouse	16 ft.	16 ft.	20 ft.
All other uses	75 ft.	45 ft.	20 ft.
2. Width at building line: Corner lot			
Townhouse	20 ft.	20 ft.	25 ft.
All other uses	100 ft.	45 ft.	25 ft.
E. Minimum Lot Depth (Interior or corner lot)			
All uses	100 ft.	80 ft.	65 ft.
F. Minimum Street Frontage			
1. Interior lot			
Townhouse	None	None	20 ft.
All other uses	50 ft.	35 ft.	20 ft.
2. Corner lot			
Townhouse	None	None	20 ft.
All other uses	75 ft.	40 ft.	20 ft.
G. Building Height Maximum			
All uses	40 ft.	35 ft.	45 ft.

Table 4.1508 Development Standards in Springwater Residential Sub-districts

	VLDR-SW	LDR-SW	THR-SW
1. Modifications to Maximum Height: Section 7.0400 Rear Height Limits			
Single Detached, Duplex, Triplex, Quadplex	See Section 7.0400 for applicability	See Section 7.0400 for applicability	NA
All other uses	NA	NA	NA
H. Maximum Floor Area Ratio			
Single Detached, Duplex, Triplex, Quadplex	0.7	1.0	NA
All other uses	NA	NA	NA
I. Maximum Number of Attached Townhouses			
Townhouse	4 units	4 units	NA
All other uses	NA	NA	NA
J. Alley Access Required for Garage Entrances			
Townhouse	No	No	Yes
All other uses	No	Yes, if lot width is less than 60 ft.	Yes
K. Buffering Required (Section 4.1535)			
All Uses	No	No	Yes ¹
L. Minimum and Maximum Off-Street Parking Required			
All Uses	As provided in Section 9.0851		
M. Clear Vision Area Required (Section 9.0200)			
All uses	Yes	Yes	Yes
N. Master Plan Requirement (Section 4.1530)			
	No	No	Yes ¹

Table Note

¹ Required only in the THR-SW area adjacent to the east edge of the Village Center.

Table 4.1508 (continued) Minimum Setbacks

	FRONT			SIDE						REAR	
	Front Façade/Wall	Front Porch	Garage	Interior Side	Common Wall	Zero Lot Line Option	Street Side Wall	Street Side Porch	Street Side Garage Access	Rear No Alley	Rear With Alley
Townhouse											
VLDR-SW	20 ft.	8 ft.	25 ft.	5 ft.	0 ft.	NA	8 ft.	8 ft.	20 ft.	20 ft.	8 ft.
LDR-SW	10 ft.	8 ft.	20 ft.	5 ft.	0 ft.	NA	8 ft.	8 ft.	20 ft.	15 ft.	8 ft.
THR-SW	6 ft.	1 ft.	NA	5 ft.	0 ft.	NA	8 ft.	8 ft.	20 ft.	NA	8 in.
Cottage Cluster											
VLDR-SW	10 ft.	8 ft.	20 ft.	5 ft.	NA	NA	10 ft.	8 ft.	20 ft.	10 ft.	8 ft.
LDR-SW	10 ft.	8 ft.	20 ft.	5 ft.	NA	NA	10 ft.	8 ft.	20 ft.	10 ft.	8 ft.
THR-SW	10 ft.	8 ft.	NA	5 ft.	NA	NA	10 ft.	8 ft.	20 ft.	10 ft.	8 ft.
All other uses											
VLDR-SW	20 ft.	8 ft.	25 ft.	5 ft.	NA	NA	20 ft.	8 ft.	25 ft.	20 ft.	8 ft.
LDR-SW	10 ft.	8 ft.	20 ft.	5 ft.	NA	Zero side: 6 in. Other: 6ft.	10 ft.	8 ft.	20 ft.	15 ft.	8 ft.
THR-SW	8 ft.	8 ft.	NA	5 ft.	NA	Zero side: 6 in. Other: 6ft.	8 ft.	8 ft.	10 ft. ¹	NA	8 ft.

Table Notes

¹ Permitted only on side frontage more than 70 ft. in length.