

## 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, including but not limited to the **Section 7.0400** Residential Design Standards.

**Table 4.1508 Development Standards in Springwater Residential Sub-districts**

|  | VLDR-SW             | LDR-SW             | THR-SW              |
|--|---------------------|--------------------|---------------------|
| <b>A. Minimum Buildable Lot Size (square feet)</b>                         |                     |                    |                     |
| Townhouse  | none                | none               | 1,800 sq. ft.       |
| All other uses   | 10,000 sq. ft.      | 5,000 sq. ft.      | none                |
| <b>B. Minimum Net Density (See definition of Net Density In Article 3)</b> |                     |                    |                     |
| 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>C. Maximum Net Density (See definition of Net Density In Article 3)</b> |                     |                    |                     |
| 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 |
| <b>D. Minimum Lot Width</b>  |                     |                    |                     |
| <b>1. Width at building line: Interior lot</b>                             |                     |                    |                     |
| Townhouse  | 16 ft.              | 16 ft.             | 20 ft.              |
| All other uses   | 75 ft.              | 45 ft.             | 20 ft.              |
| <b>2. Width at building line: Corner lot</b>                               |                     |                    |                     |
| Townhouse  | 20 ft.              | 20 ft.             | 25 ft.              |
| All other uses   | 100 ft.             | 45 ft.             | 25 ft.              |
| <b>E. Minimum Lot Depth (Interior or corner lot)</b>                       |                     |                    |                     |
| All uses   | 100 ft.             | 80 ft.             | 65 ft.              |
| <b>F. Minimum Street Frontage</b>  |                     |                    |                     |
| <b>1. Interior lot</b>   |                     |                    |                     |
| Townhouse  | None                | None               | 20 ft.              |
| All other uses   | 50 ft.              | 35 ft.             | 20 ft.              |
| <b>2. Corner lot</b>   |                     |                    |                     |
| Townhouse  | None                | None               | 20 ft.              |
| All other uses   | 75 ft.              | 40 ft.             | 20 ft.              |
| <b>G. Maximum Building Height</b>  |                     |                    |                     |
| All uses   | 40 ft.              | 35 ft.             | 45 ft.              |

**Table 4.1508 Development Standards in Springwater Residential Sub-districts**

|  | VLDR-SW                                     | LDR-SW                                      | THR-SW           |
|--|---|---|------------------|
| <b>H. Modifications to Maximum Height Standards</b>              |   |   |                  |
| <b>1. Section 7.0400 Rear Height Limits</b>                      |   |   |                  |
| Single Detached, Duplex, Triplex, Quadplex                       | See <b>Section 7.0400</b> for applicability | See <b>Section 7.0400</b> for applicability | NA               |
| All other uses   | NA  | NA  | NA               |
| <b>I. Maximum Floor Area Ratio (See definition in Article 3)</b> |   |   |                  |
| Single Detached, Duplex, Triplex, Quadplex                       | 0.7   | 1.0   | NA               |
| All other uses   | NA  | NA  | NA               |
| <b>J. Maximum Number of Attached Townhouses</b>                  |   |   |                  |
| Townhouse  | 4 units                                     | 4 units                                     | NA               |
| All other uses   | NA  | NA  | NA               |
| <b>K. Minimum and Maximum Off-Street Parking Required</b>        |   |   |                  |
| All Uses   | As provided in <b>Section 9.0851</b>        |   |                  |
| <b>L. Alley Access Required for Garage Entrances</b>             |   |   |                  |
| Townhouse  | No  | No  | Yes              |
| All other uses   | No  | Yes, if lot width is less than 60 ft.       | Yes              |
| <b>M. Buffering Required (Section 4.1535)</b>                    |   |   |                  |
| All Uses   | No  | No  | Yes <sup>1</sup> |
| <b>N. Clear Vision Area Required (Section 9.0200)</b>            |   |   |                  |
| All uses   | Yes   | Yes   | Yes              |
| <b>O. Master Plan Requirement (Section 4.1530)</b>               |   |   |                  |
|  | No  | No  | Yes <sup>1</sup> |

**Table Note**

<sup>1</sup> 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 |
| <b>Townhouse</b>       |                   |             |        |               |             |                             |                  |                   |                           |               |                 |
| <b>VLDR-SW</b>         | 20 ft.            | 8 ft.       | 25 ft. | 5 ft.         | 0 ft.       | NA                          | 8 ft.            | 8 ft.             | 20 ft.                    | 20 ft.        | 8 ft.           |
| <b>LDR-SW</b>          | 10 ft.            | 8 ft.       | 20 ft. | 5 ft.         | 0 ft.       | NA                          | 8 ft.            | 8 ft.             | 20 ft.                    | 15 ft.        | 8 ft.           |
| <b>THR-SW</b>          | 6 ft.             | 1 ft.       | NA     | 5 ft.         | 0 ft.       | NA                          | 8 ft.            | 8 ft.             | 20 ft.                    | NA            | 8 in.           |
| <b>Cottage Cluster</b> |                   |             |        |               |             |                             |                  |                   |                           |               |                 |
| <b>VLDR-SW</b>         | 10 ft.            | 8 ft.       | 20 ft. | 5 ft.         | NA          | NA                          | 10 ft.           | 8 ft.             | 20 ft.                    | 10 ft.        | 8 ft.           |
| <b>LDR-SW</b>          | 10 ft.            | 8 ft.       | 20 ft. | 5 ft.         | NA          | NA                          | 10 ft.           | 8 ft.             | 20 ft.                    | 10 ft.        | 8 ft.           |
| <b>THR-SW</b>          | 10 ft.            | 8 ft.       | NA     | 5 ft.         | NA          | NA                          | 10 ft.           | 8 ft.             | 20 ft.                    | 10 ft.        | 8 ft.           |
| <b>All Other Uses</b>  |                   |             |        |               |             |                             |                  |                   |                           |               |                 |
| <b>VLDR-SW</b>         | 20 ft.            | 8 ft.       | 25 ft. | 5 ft.         | NA          | NA                          | 20 ft.           | 8 ft.             | 25 ft.                    | 20 ft.        | 8 ft.           |
| <b>LDR-SW</b>          | 10 ft.            | 8 ft.       | 20 ft. | 5 ft.         | NA          | 6 in. on zero / 6 ft. other | 10 ft.           | 8 ft.             | 20 ft.                    | 15 ft.        | 8 ft.           |
| <b>THR-SW</b>          | 8 ft.             | 8 ft.       | NA     | 5 ft.         | NA          | 6 in. on zero / 6 ft. other | 8 ft.            | 8 ft.             | 10 ft. <sup>1</sup>       | NA            | 8 ft.           |

**Table Notes**

<sup>1</sup> Permitted only on side frontage more than 70 ft. in length.