

SECTION 13-300 SMALL LOT RESIDENTIAL DEVELOPMENT

13-301 INTENT

- A. These regulations are intended to address small lot residential developments for both single family detached and attached developments as defined as those developments with 25% of lots under 6,000 square feet in size. These requirements are designed to minimize the objectionable impacts of small lot development such as: the canyon-like effects from large homes on smaller lots, a congested feeling within development due to inadequate open space, monotonous use of setbacks, and associated street shading in the winter time.
- B. A determination of the acceptability of a proposed small lot subdivision which meets the Intent of this section will depend on issues such as: maximum building coverage, maximum volume of a building on a lot, staggered or varied setbacks, architectural variety, alternatively loaded garages, open space amenities, landscaping features and privacy fencing details.
- C. The street frontage shall not be dominated by garages or driveways. Careful consideration must be made for building and garage placement in order to mitigate the dominance of the garage along the street frontage.
- D. A small lot subdivision will be further evaluated when proposed on narrower streets than the public roadway standards with restricted parking. This evaluation will include proper mitigation for the increased density and congestion due to narrower streets. All applicable Fire District and PWD Engineering requirements shall apply.

13-302 GENERAL PROVISIONS

- A. The following standards are supplemental to the existing standards for a Preliminary or Final Development Plan or a Conventional Rezoning as applicable.
- B. For developments containing lots under 6,000 square feet, the development must be aesthetically pleasing, provide reasonable levels of private open space and limit height, mass and configuration of structures to avoid canyon-like or wall-like streetscapes, thereby preventing an over crowded feeling. Solid fences should not be placed on lot lines or be visible from the street unless they can be incorporated without contributing to this same wall-like or over crowded feeling. Consistency in fencing type should be incorporated into the design.
- C. When private open space on the lots is minimal, the development must include additional common open space, configured in ways to be useable. The private open space must contribute to a feeling of height and air in the subdivision and lessen the crowded effect of large homes on small lots. Front setbacks shall be staggered to provide verifiable and perceptible change to the front elevation along the street. Covered porches count towards staggering when porches make up at least 50% of the house width excluding the garage.
- D. Variation in garage placement along the street includes recessed and alley loaded garages both attached and detached.
- E. Developers are strongly encouraged to orient units to the street using features such as prominent front doors, useable front porches or patios accessing the street, architectural detailing and landscape improvements.
- F. Detached sidewalks on both sides of the roadway are an allowed option. Sidewalk placement may be considered on a case-by-case basis depending upon site considerations which include but are not limited to: topographic constraints, parking requirements, landscaping design and maintenance of the tree lawn.

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13-302.01

All open space requirements shall be satisfied in accordance with Chapter 13 of the Zoning Regulations.

13-302.02

All requirements of the Landscaping regulations shall apply in accordance with Chapter 12 as stated herein.

13-302.03 Sidewalks

13-302.03.01 Attached

The front setback shall be a minimum of 18' from the front of the garage measured to the property line at the back of sidewalk. If the garage is setback from the front of the house, a 15' setback to the front building line of the house is allowed. A covered porch may extend up to 10' from the property line.

13-302.03.02 Detached

Detached sidewalks may be placed in easements. When utilized, the sidewalk easement shall span the distance between the property line at the back of curb and the back edge of the sidewalk. The front setback requirement shall be a minimum of 18' measured from the front building line of the garage structure to the closest back of sidewalk. The front setback of the house may be reduced to a minimum 13 feet from the back of curb (property line) with the porch allowed to encroach up to 4 feet from the back of sidewalk.

13-302.04 Tree Lawn

The minimum tree lawn shall be 4 feet wide.

13-303 Lots from 5,000 to 5,999 Square Feet

The following items are required for lots ranging from 5,000 – 5,999 square feet in size that are subject to the Intent of the Small Lot regulations:

- A. An illustration of side setback relationships and front setback variation;
- B. An illustration of home to home orientation addressing privacy issues between homes.
- C. An illustration of lot coverage showing building footprints, percentage of structural coverage and percentage of open space;
- D. A typical plan for developer/builder installed front yard landscaping;
- E. Documentation of the number of lots of this size in the overall development; application is an in-fill site, documentation of the lot size mix within the surrounding neighborhood. Small lot developments may be a departure from the surrounding densities. The overall design shall be considered in a determination of compatibility not just density.
- F. Variations in garage placement are strongly encouraged. The applicant should demonstrate how this variety has been achieved. Garage placement options include but are not limited to: front loaded and recessed attached and detached, rear loaded and recessed attached and detached or side loaded attached or detached.

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- G. The garage door openings of one (1) of every two (2) single-family detached buildings that front on the same street in the same block must exhibit at least one of the following alternately loaded designs:
1. Attached and recessed from the front building line of the home by minimum of three feet with access from the front;
 2. Attached and in the side or rear yard loaded with access by either an alley or a driveway from the side. The garage shall be setback a minimum of 3 feet behind the front building line;
 3. Detached with front, side or rear access and setback a minimum of 3 feet behind the front building line;
 4. Attached and flush with the front building line, provided that a covered porch extends at least 4 feet forward from the front building line of the house and at least the 50% of the house width;
 5. Flush with the front building line and side-loaded.
- H. For dwelling units with garage door openings that are not flush, recessed, side-loaded, rear-loaded or detached, garage door openings may be provided in the any of the following ways:
1. Extending from the front building line of the living unit not more than 10 feet, but with an architectural design element such as bay/box window; covered porch at least 4 feet in depth and 50% of the house width (excluding the garage) across the front building line of the living unit;
 2. A defined outdoor space such as a courtyard that is designed to include the front yard space between the front building line of the living unit and the front building line of the garage, developed to extend at least flush with the garage front building line; and
 3. Extending from the front building line the width of the garage with a side entry garage.

13-304 Lots 4,999 Square Feet and Below

In addition to the requirements listed above, the following items are required for developments containing lots below 4,999 square feet in size and below and are subject to the Intent of the Small Lot regulations:

- A. A narrative description of the proposed project including overall design concept and target market;
- B. An enlarged and fully dimensioned illustration of a typical cluster, car court, or area of lots that clearly delineates:
 1. Lot configuration,
 2. Building footprints,
 3. House-to-house relationships
 4. Outdoor living and landscape areas,
 5. Pedestrian and vehicular access including walks, driveways, streets, and proposed open or greenbelt area;
- C. Architectural elevations illustrating:
 1. character,
 2. colors
 3. materials,
 4. street scene;
- D. A conceptual landscape plan for developer/builder installed landscaping.

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- E. An overall land plan showing location and relationship of proposed project to adjacent land uses and/or existing surrounding neighborhoods.
- F. Graphically illustrate the relationship between the street, parking, sidewalk placement, front porch/ front entrance and the garage placement.
- G. Other items as determined necessary by the PWD Department.