

Special Development Permit

Residential Development Standards

Barrett Ranch East

LOT DIMENSIONS (min.)	RD-5	RD-7
Area (sq. ft.) ⁽¹⁾	5,500	3,500
Area, Corner (sq. ft.) ⁽¹⁾	6,250	4,000
Width	50'	35'
Public Street Frontage ⁽²⁾	25'	25'
Width, Corner ⁽²⁾	62.5'	45'
Depth ⁽³⁾	100'	80'
SETBACK (min.)		
Front, Living Area (from sidewalk) ^{(4) (5)}	15' ⁽⁶⁾	10' ⁽⁶⁾
Front, Porch (from sidewalk) ⁽⁵⁾	10'	10'
Front, Garage (from sidewalk) ⁽⁷⁾	20' ⁽⁸⁾	18'
Side, Interior ⁽⁴⁾	5' ⁽⁹⁾	4' ⁽⁹⁾
Side, Street (from attached sidewalk)	10'	10'
Side, Street (from detached sidewalk)	7'	7'
Side, Total Bldg. Separation ⁽⁹⁾	10'	8'
Rear, Living Area ⁽⁴⁾	15' ⁽¹²⁾	10' ⁽¹²⁾
Rear, Ancillary Unit ⁽¹⁰⁾	5'	5'
Alley-Accessed Garage ⁽¹¹⁾	5'	4'
P.U.E. adjacent to R/W	18'	15'

NOTES

(1) The minimum half-plex lot area is 3,000 sq. ft. for interior lots and 4,000 sq. ft. for corner lots. Half-plex lots have no minimum lot dimension requirements.

(2) The public street frontage for lots fronting on a curved street of the curved portion of a cul-de-sac or elbow may be measured along an arc located within the front 50 feet of the lot.

(3) The minimum standards listed herein supersede the minimum standard provisions in the Zoning Code.

(4) Architectural projections are allowed to extend two (2) feet into the required interior side yard and rear yard setbacks. Architectural projections are also allowed to extend two (2) feet into required 2.0-foot front yard setbacks. Architectural projections include eaves, bay windows (cantilevered and extending from the foundation), fireplaces, media bays, and architectural box-outs. Rear yard projections are allowed pre Zoning Code, Section 305-02 (b).

(5) Vehicular visibility requirements must be met.

(6) May be reduced to 10 feet where adjacent to detached sidewalk.

(7) Where swing driveways are used, the front yard garage setback may be reduced to 15 feet.

(8) Driveway length may be reduced to 19 feet where automatic roll-up doors are used

(9) Zero-lot line units are permitted where the total building separation requirement is met.

(10) Ancillary units have the same front, side, and street side yard setback requirement as the primary unit if attached, the required rear yard is the same as for the primary unit. If detached, the separation from the primary unit is governed by the Uniform Building Code and the Uniform Are Code. Ancillary units may be placed above attached or detached garages. One (1) on-site parking space is required per unit in addition to the two (2) garage and two (2) driveway spaces required for the primary unit.

(11) Side and rear setback dimension.

(12) Not applicable for alley accessed homes.