

PRELIM

SINGLE FAMILY RESIDENTIAL DEVELOPMENT STANDARDS

1. SETBACK AND ENCRoACHMENT CRITERIA FOR DWELLING UNITS WITH "ALLEY SERVED GARAGES":
 - A. MINIMUM FRONT SETBACK - 2'
 - B. MINIMUM REAR SETBACK TO GARAGE - 2' FROM THE 10' ALLEY EASEMENT (12' FROM THE REAR PROPERTY LINE)
 - C. MINIMUM SIDE SETBACK - PURSUANT TO SECTION 4.8 OF THE MEADOWS PD ZONING REGULATIONS FOURTH AMENDMENT, IN ORDER TO ENCOURAGE FULL BLOCK CLOSURE AND ENHANCE THE PEDESTRIAN EXPERIENCE, NO BUILDING SETBACK IS REQUIRED BETWEEN BUILDINGS.
 - D. ENCRoACHMENTS SUCH AS EAVES, FIREPLACES, BOX OR BAY WINDOWS, ROOF OVERHANGS, RETAINING WALLS, CANTILEVERS, WINDOW PLANTERS, PATIOS, DECKS, STOOPS, FRONT AND SIDE COVERED & UNCOVERED PORCHES, FIRE ESCAPES, MECHANICAL UNITS OR SIMILAR ARCHITECTURAL APPURTENANCES SHALL NOT PROJECT INTO THE MINIMUM FRONT, REAR AND SIDE SETBACKS AS SET FORTH IN ITEMS A, B, AND C.

2. SETBACK AND ENCRoACHMENT CRITERIA FOR DWELLING UNITS WITH "STREET SERVED GARAGES":
 - A. MINIMUM FRONT SETBACK- 2' EXCEPT THAT THE LENGTH OF THE DRIVEWAY MUST BE A MINIMUM OF 18'
 - B. MINIMUM REAR SETBACK - 15' EXCEPT THAT IF THE GARAGE IS LOCATED AT THE REAR OF THE LOT, THE REAR SETBACK MINIMUM FOR THE GARAGE SHALL BE 3'
 - C. MINIMUM SIDE SETBACK- PURSUANT TO SECTION 4.8 OF THE MEADOWS PD ZONING REGULATIONS FOURTH AMENDMENT, IN ORDER TO ENCOURAGE FULL BLOCK CLOSURE AND ENHANCE THE PEDESTRIAN EXPERIENCE, NO BUILDING SETBACK IS REQUIRED BETWEEN BUILDINGS.
 - D. ENCRoACHMENTS SUCH AS EAVES, FIREPLACES, BOX OR BAY WINDOWS, ROOF OVERHANGS, CANTILEVERS, WINDOW PLANTERS, PATIOS, DECKS STOOPS, FRONT AND SIDE COVERED PORCHES, FIRE ESCAPES, MECHANICAL UNITS OR SIMILAR ARCHITECTURAL APPURTENANCES MAY PROJECT UP TO 4' INTO ANY MINIMUM REAR SETBACK AS SET FORTH IN ITEM B. UNLESS THE MINIMUM REAR SETBACK IS REDUCED TO 3' AS PERMITTED IN ITEM B. SUCH ENCRoACHMENTS SHALL NOT PROJECT INTO THE MINIMUM FRONT AND SIDE SETBACKS AS SET FORTH IN ITEMS A AND C.

TABLE V.

**TABLE VIA
NEIGHBORHOOD USE AREA ZONING RESTRICTIONS**

| | *ZONE B | ZONE C | ZONE D | ZONE E | ZONE SM | ZONE TC | ZONE C-O-1 |
|---|---------|--------|--------|--------|---------|----------------|----------------|
| MAXIMUM F.A.R. (NON-RESIDENTIAL USES) | N.A. | N.A. | N.A. | N.A. | N.A. | 1.5 | 0.60 |
| MINIMUM SETBACKS BETWEEN RESIDENTIAL AND NON-RESIDENTIAL USES | 30 | 30 | 30 | 30 | 30 | 0 | 0 |
| MAXIMUM BUILDING HEIGHT | 35' | 35' | 35' | 35' | 50' | 60' (**75') | 60' (**75') |
| MAXIMUM BUILDING COVERAGE | N.A. | N.A. | N.A. | N.A. | N.A. | 100% | 60% |

*For the purpose of this Table VIA, "Zone" shall mean Neighborhood Use Area.

**Increase in Maximum Building Height to 75' permitted as a Use By Special Review only.