

## Dimensional Standards for Waterfront Planned Development

GENERAL DEVELOPMENT PLAN LAND USE CATEGORY	SMALL LOT RESIDENTIAL	MEDIUM LOT RESIDENTIAL	LARGE LOT RESIDENTIAL	TOWNHOME RESIDENTIAL	MULTI-FAMILY RESIDENTIAL	RESORT VILLAS	RESORT	COMMERCIAL AREA	SELF STORAGE AREA	ISLAND BODY BEACH ZONE (CURRENT DEVELOPMENT CODE REQUIREMENTS FOR COMPARISON)
<b>LOTS AND DENSITY</b>										
MIN. AREA (SF.)	5,200	5,200	5,200	1,750	N/A	1,750	N/A	N/A	N/A	Public: 1 acre New subdivision: 1 acre
MIN. WIDTH (FT.)	65	65	65	25	N/A	25	N/A	N/A	N/A	Public: N/A New subdivision: 60 ft.
MIN. DEPTH (FT.)	80	80	80	70	N/A	70	N/A	N/A	N/A	Public: N/A New subdivision: 120 ft.
MIN-MAX. DENSITY (DUS/ACRE)	[1]	[1]	[1]	[1]	N/A	N/A	N/A	N/A	N/A	N/A
MIN. AREA OF DWELLING UNIT (SQ. FT.)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
MAX. LOT COVERAGE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<b>BUILDING SETBACKS AND FRONTAGE</b>										
MIN. FRONT YARD (FT.)										
MIN. BUILDING SETBACK [2]	15	15	15	15	10	15	10	10	20	General: 20 Adjacent to McCulloch: 50
MIN. SIDE YARD (FT.)										
GENERAL INTERIOR	5	5	5	0	0	0	0	0	0	10
CORNER LOT	10	10	10	10	10	10	10	10	10	20
REVERSE CORNER LOT	15	15	15	15	15	15	10	10	10	N/A
MIN. REAR YARD (FT.)										
GENERAL	10	10	10	10	10	10	10	10	10	N/A
REVERSE CORNER LOT	10	10	10	10	10	10	10	10	10	N/A
<b>MAX. BUILDING HEIGHT (FT.)</b>										
PRIMARY BUILDING										
GENERAL	36 [4]	36 [4]	36 [4]	36 [4]	48	36 [4]	48	48	36	40
Accessory Structure										
GENERAL [3]	15	15	15	15	15	15	15	15	15	40

[1] Only one primary dwelling unit is permitted per lot.

[2] In residential areas, garages, carports, or any structure used to park vehicles that face a front yard street must be set back 5 additional feet from the listed front yard setback, not including the dwelling itself. On a reverse corner lot, the front yard is defined by the shorter of the two street frontages, but the additional 5-foot garage setback is required from any "front" or "side" street that the lot's parking structure faces.

[3] Detached accessory structures may be built up to 5 feet from the side and rear property lines.

[4] Height Exceptions of Code Section 14.04.02.B.2 (Table 4.01-5) only apply for the "Solar Collector" and "Flagpoles and Institution Towers or Steeples" entries in the marked General Development Plan Land Use Categories. No other exceptions apply.