

## Dimensional Standards for Waterfront Planned Development

| GENERAL DEVELOPMENT PLAN<br>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<br>(CURRENT DEVELOPMENT<br>CODE REQUIREMENTS FOR<br>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<br>New subdivision: 1 acre  |
| MIN. WIDTH (FT.)                              | 65                    | 65                     | 65                    | 25                   | N/A                      | 25            | N/A    | N/A             | N/A               | Public: N/A<br>New subdivision: 60 ft.   |
| MIN. DEPTH (FT.)                              | 80                    | 80                     | 80                    | 70                   | N/A                      | 70            | N/A    | N/A             | N/A               | Public: N/A<br>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<br/>FRONTAGE</b>     |                       |                        |                       |                      |                          |               |        |                 |                   |  |
| MIN. FRONT YARD (FT.)                         |                       |                        |                       |                      |                          |               |        |                 |                   |  |
| MIN. BUILDING SETBACK [2]                     | 15                    | 15                     | 15                    | 15                   | 10                       | 15            | 10     | 10              | 20                | General: 20<br>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     | 40              | 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.