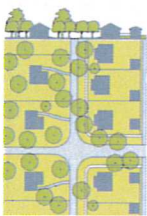




Maximum Density: The maximum number of units that can be constructed in the Holdaway South New Neighborhood Plan is five (5).

T3



T-3 SUB-URBAN

T-3 Sub-Urban Zone consists of low density residential areas, adjacent to higher zones that some mixed use. Home occupations and out-buildings are allowed. Planting is naturalistic and setbacks are relatively deep. Blocks may be large and the roads irregular to accommodate natural conditions.

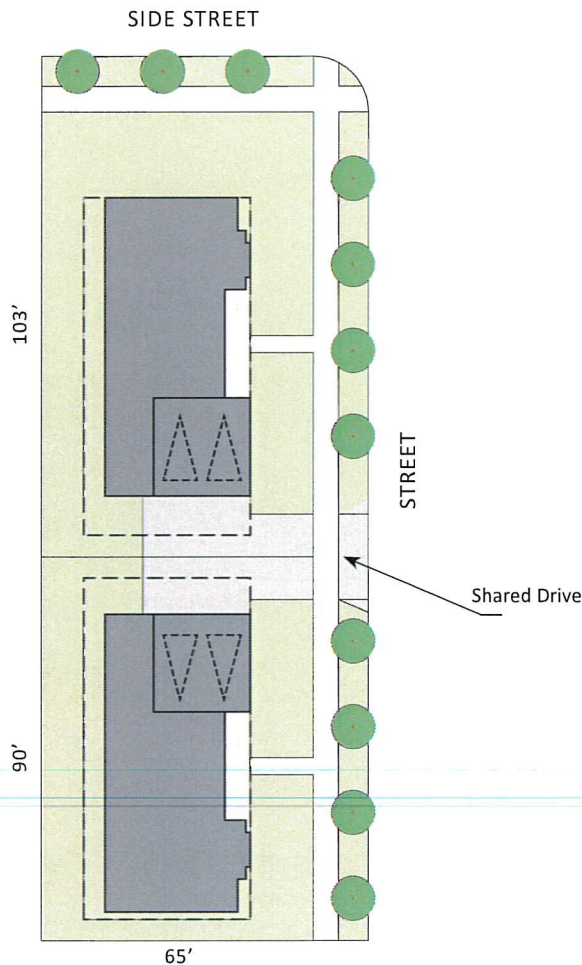
- General Character:** Lawns, and landscaped yards surrounding detached single-family houses; pedestrians occasionally
- Building Placement:** Large and variable front and side yard Setbacks
- Frontage Types:** Porches, fences, naturalistic tree planting
- Typical Building Height:** 1- to 2-Story with some 3-Story
- Type of Civic Space:** Parks, Greenways

a. RESIDENTIAL		T3
Side Drive Rambler	X	
Side Drive Bunagalow	X	

4. Side Drive Rambler

LOT TYPES

The Side Drive Rambler Lot Type is crafted for wider lots with no alleys.



LOT :	
Minimum lot size:	5,500 s.f.
Minimum street frontage:	80 feet

LOT COVERAGE:	
Maximum lot coverage	45 %

HEIGHT:	
	30 feet max.

SETBACKS:	
Building at street	15 feet min.
Building at side street	20 feet min.
Porch at street	10 feet min.
Porch at side street	15 feet min.
All structures at side	5 feet min.
All structures at rear	10 feet min.

OFF-STREET PARKING:	
Minimum parking per lot:	2 spaces
Minimum parking per lot with accessory dwelling	3 spaces

- NOTES:
1. Side property lines adjacent to the Holdaway Park parking lot shall be considered interior side lot lines.
 2. Garage doors shall be located on the interior side elevation.
 3. Garages of two homes located on adjacent interior side elevations shall be accessed by a drive shared by the two homes and centered on the property line.
 4. Driveway width shall not exceed 20 feet at the front property line.
 5. Tandem parking counts for parking requirement.
 6. An accessory dwelling unit is permitted within the principal building.
 7. Houses located on corner lots shall be designed to address both streets as primary elevations.

4. Side Drive Bungalow

LOT TYPES

The Side Drive Bungalow Lot Type is crafted for narrower lots with no alleys.

LOT :

Minimum lot size:	4,800 s.f.
Minimum street frontage:	60 feet

LOT COVERAGE:

Maximum lot coverage	45 %
----------------------	------

HEIGHT:

30 feet max.

SETBACKS:

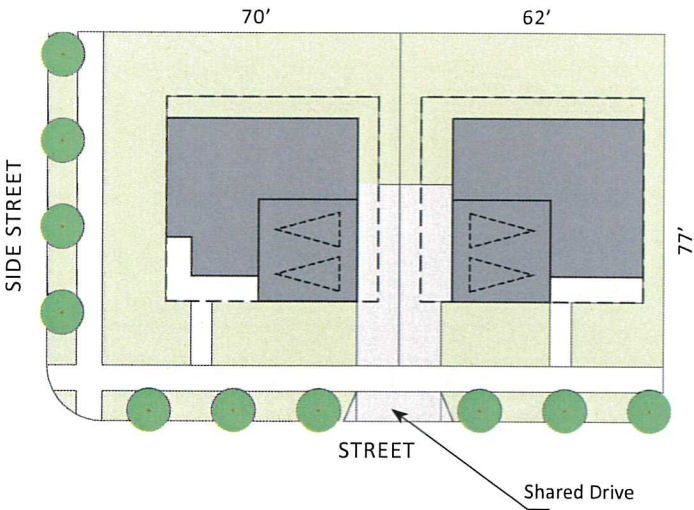
Building at street	15 feet min.
Building at side street	15 feet min.
Porch at street	10 feet min.
Porch at side street	15 feet min.
All structures at side	5 feet min.
All structures at rear	15 feet min.

OFF-STREET PARKING:

Minimum parking per lot:	2 spaces
Minimum parking per lot with accessory dwelling	3 spaces

NOTES:

- 1. Side property lines adjacent to the Holdaway Park parking lot shall be considered interior side lot lines.
- 2. Garage doors shall be located on the interior side elevation.
- 3. Garages of two homes located on adjacent interior side elevations shall be accessed by a drive shared by the two homes and centered on the property line.
- 4. Driveway width shall not exceed 20 feet at the front property line.
- 5. Tandem parking counts for parking requirement.
- 6. An accessory dwelling unit is permitted within the principal building.
- 7. Houses located on corner lots shall be designed to address both streets as primary elevations.



PRELIMINARY SITE PLAN

