

Table A: STONEPOINT RESIDENTIAL DEVELOPMENT STANDARDS

Housing Type	MDR				Other Housing Types (Cluster, Courtyard/others)	HDR
	Single Family Detached (small lot and condominium map)		Attached (Townhome-fee-simple, Tuck-under, Condominium)			
	front loaded (min)	rear loaded/access drive (min)	front loaded (min)	rear loaded/access drive (min)		
Front Yard Setback (1)(5)(10)					City will consider other MDR housing types and/or deviations to development standards through the Design Review process. Such MDR housing types and development standards are to be consistent with the intent of the Stone Point Master Plan development standards and design guidelines, and demonstrate superior siting characteristics and architectural merits.	City will consider HDR housing types and development standards through the Design Review process. Such HDR housing types and development standards are to be consistent with the intent of the Stone Point Master Plan development standards and design guidelines, and demonstrate superior siting characteristics and architectural merits.
Detached Walk (9)						
At grade: Living Area & Open Porches (6)	8	8 (8)	8	8 (8)		
Raised Foundation: Living Area & Open Porches (6)	3	3 (8)	3	3 (8)		
Attached Walk						
Living Area & Open Porches (6)	13	13 (8)	13	13 (8)		
Side Yard Setback (2)(5)(7)						
Interior Side	3	3	0/3	0/3		
Street Side (Detached Walk) (1)	8	8	8	8		
Street Side (Attached Walk) (1)	13	13	13	13		
Rear Yard Setback (2)						
Living Area	10	10	10	10		
Garage Setback						
Street-Primary (3)	18 ft w/sectional garage door	-----	18 ft min. w/sectional garage door	-----		
Alley/Access Drive (4)	-----	2.5	-----	2.5		
Coverage						
Site Coverage	n/a	n/a	n/a	n/a		
Height						
Height - Maximum	3 stories - 45 ft	3 stories - 45 ft	3 stories - 45 ft	3 stories - 45 ft		
Parking						
Spaces	Number of spaces per City Zoning Code. Tandem parking is allowed where adequate guest spaces are provided. Guest parking may be provided on-street, including Stone Point Drive					

All dimensions are in feet unless otherwise noted na = not applicable

Notes to Table A:

(1) measured from back of sidewalk

(2) measured from property line or assumed property line

(3) measured from back side walk to provide 18 ft driveway apron for parking

(4) measured from edge of paving

(5) setbacks for homes not directly adjacent to primary street shall be allowed to vary from Table

(6) open porches may be covered, but open on a minimum of two sides (guardrail allowed)

(7) sideyard use easements shall be considered for minimum separations

(8) where dry utilities are placed in alley/access drive, front P.U.E may be decreased

(9) assumes a 5 ft landscape parkway between back of curb and 4 ft sidewalk

(10) 12.5 ft P.U.E. to be provided at back of curb and may include sidewalks and landscape parkways; size and location of P.U.E's may be modified subject to City approval if City determines that all wet and dry utilities can be installed and remain serviceable