

### 3.3 PRODUCT TYPE SUMMARY TABLE – Revised May, 2017

- Estimated Average Lot Sizes based on actual Lot sizes for Phase 1 (Lot Types 2, 3, 4 and 6).
- All setbacks exclude sidewalks.
- All setbacks are minimums. Variety in front yard setbacks along street is required. See Section 4.1.4 of these Guidelines. The Guest Builder shall confirm compliance with Building Code standards in addition to City standards and ordinances.
- It is the responsibility of each Guest Builder to confirm Lot and Pad sizes on Final Subdivision Maps and Grading Plans.
- See Conceptual Fuel Management Plan, April 2001, as updated, for Perimeter Lot Requirements.

For revised Type 1 standards for Club Lifestyle View Lots, see Table 3.3a.

Product Type	1 - Table 3.3a	2	3	4	5	6	7	8
Typical Minimum Pad Size	4,000-5,000 sf	4,500-5,000 sf	5,000-6,000 sf	6,000-8,000 sf	7,800-8,500 sf	8,000-9,000 sf	8,500-10,000 sf	10,000-12,000 sf
Average Lot Size	4,500 sf	6,000 sf	7,500 sf	8,000 sf	8,500 sf	9,000 sf	10,000 sf	11,000 sf
Maximum Lot Coverage (1)	45%	45%	45%	40%	40%	40%	40%	40%
<b>Front Yard Setback</b>								
1st Story	15'	15'	15'	15'	20'	20'	25'	30'
Front - Loading Garage Door Setback (2)	20'	20'	20'	20'	20'	20'	25' (3)	30' (3)
Side - Loading Garage Setback (2)	10'	10'	10'	10'	12'	12'	12'	12'
<b>Side Yard Setback</b>								
Interior Side	10' (4)	5'	5'	6'	6'	6'	6'	8'
Corner Lot Street Side	10'	10'	10'	10'	10'	10'	10'	15'
<b>Rear Yard Setback</b>								
Rear Yard Setback (5)(6)	15'	15'	15'	20'	20'	20'	20'	25'

Notes:

1. Up to 45% Lot Coverage allowed for a limited number of Lots based on streetscape, neighborhood layout and presence of view, golf or open space amenities. For example, in Phase 1 approx. 20% of the lots have 40-45% coverage and 80% have less. Total not to exceed 40% of the lots in each Village. Remainder of lots will have 40% coverage.
2. Siting is to provide adequate space for street and on-Lot tree placement, and front yard landscaping. This applies if garage is built out as living space. For the aggregate of all Villages B, D and E, no more than 30% of the homes may have a 10 foot setback utilizing side-loading garages.
3. These lots are anticipated to be Custom homes.
4. In Village C only, an alternative lotting pattern, such as a Zero Lot Line configuration or similar is allowed. Village C minimum setback requirements will be reviewed and approved by the City and these Design Guidelines will be amended or supplemented as needed.
5. Back-to-back lots with similar shapes, elevations and 15' rear yard will be discouraged in the site planning process for each Village. For example, there are no such lots in Phase 1. As to each lot, the minimum flat rear yard depth shall be 12 feet and the average shall be 15 feet.
6. All lots that abut Fairview Avenue shall have a minimum 20 foot rear yard setback.