

Stonebrae Design Guidelines

3.3a PRODUCT TYPE SUMMARY TABLE

Revised Type 1 - Club Lifestyle View Lots

April 2017

Product Type	1
Typical Minimum Pad Size	3,100 - 4,500 SF
Average Lot Size	3,700 SF
Maximum Lot Coverage ⁽¹⁾	55%
Front Yard Setback	
1st Story	10'
Front-Loading Garage Door	10'
Side-Loading Garage Door	N/A ⁽²⁾
Side Yard Setback	
Interior Side ⁽³⁾	5'
Corner Side Street	10'
Rear Yard Setback	
Rear Yard	10' ⁽⁴⁾

Notes:

1. Additional 5% coverage accepted on the smallest Type 1 & 2 lots.
2. Side-loading garages are not proposed for Type 1 lots.
3. Per adopted Design Guidelines, a Zero Lot Line pattern is allowed in Village C. It is proposed for the Type 1 lots.
4. All Type 1 lots back onto open space.
5. 50% of homes on Type 1 lots may have a third story element.