

Development Standards – *Fourplexes on Alves SUP.*

1. *Height.* 35 feet.
2. *Front building setback.* 25 feet.
3. *Side building setback.* 5 feet.
4. *Rear building setback.* 20 feet.
5. *Residential Buffer.*
 - a. A residential setback is not required when there are 4 units or less on the property.
 - b. A residential buffer wall is not required to be constructed when there are 4 units or less on the property.
 - c. A residential landscape buffer is not required when there are 4 units or less on the property, unless an uncovered parking area is proposed. All uncovered parking areas shall comply with the landscape buffering standards in 5.3-1b(7)(A) Parking lot Screening and Landscaping, subsections 1-5.
6. *Accessory uses.* Accessory uses such as swimming pools, tennis courts and playgrounds will not be permitted within any required yard.
7. *Lot coverage.* The combined area of all yards shall not be less than 50 percent of the total lot or tract; provided however, that in the event enclosed or covered parking is provided, the minimum total yard area requirement shall be 40 percent of the total lot or tract.
8. *Parking.*
 - a. There shall be at least two off-street parking spaces for each dwelling unit.
 - b. Detached garages/carports shall comply with the setback standards stated herein.
 - c. Driveway access onto Alves Lane shall be designed in compliance with Chapter 114 and no use of Alves Lane for maneuvering is allowed.
9. *Accessory structures.* Accessory structures other than covered parking shall comply with Sec. 144-5.4 Accessory Uses and Structures.