

35 Foot Lot Width – 3,200 square foot lots



40 Foot Lot Width – 4,000 square foot lots



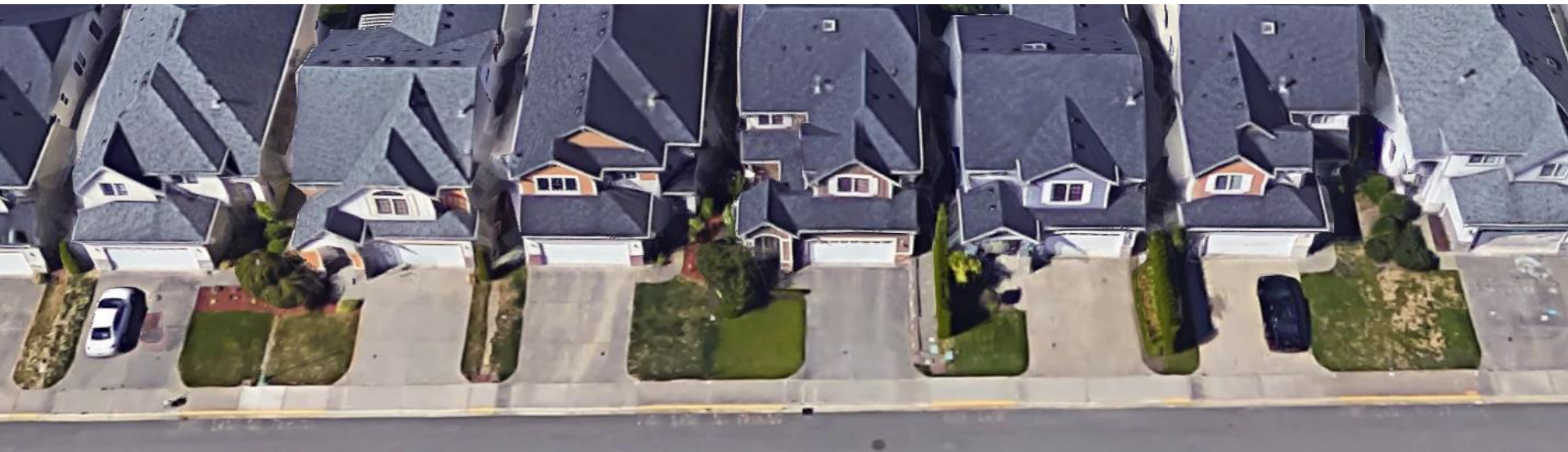
50 Foot Lot Width – 3,400 square foot lots





35 Feet

Limited on street parking
Garage door is the front
Minimal yard



40 Feet

Limited on street parking
Garage door is the front
Yard spacing



50 Feet

Some on street parking
House façade prominent
Adequate yard



35 Feet
Limited on street parking
Garage door is the front
Minimal yard
Not CPTED Friendly (invites crime)



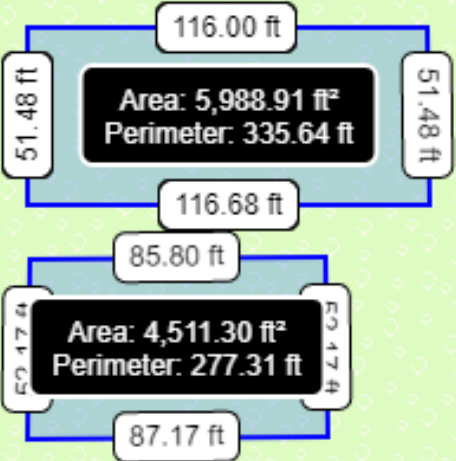
40 Feet
Limited on street parking
Garage door is the front
Yard spacing
Not CPTED Friendly (invites crime)



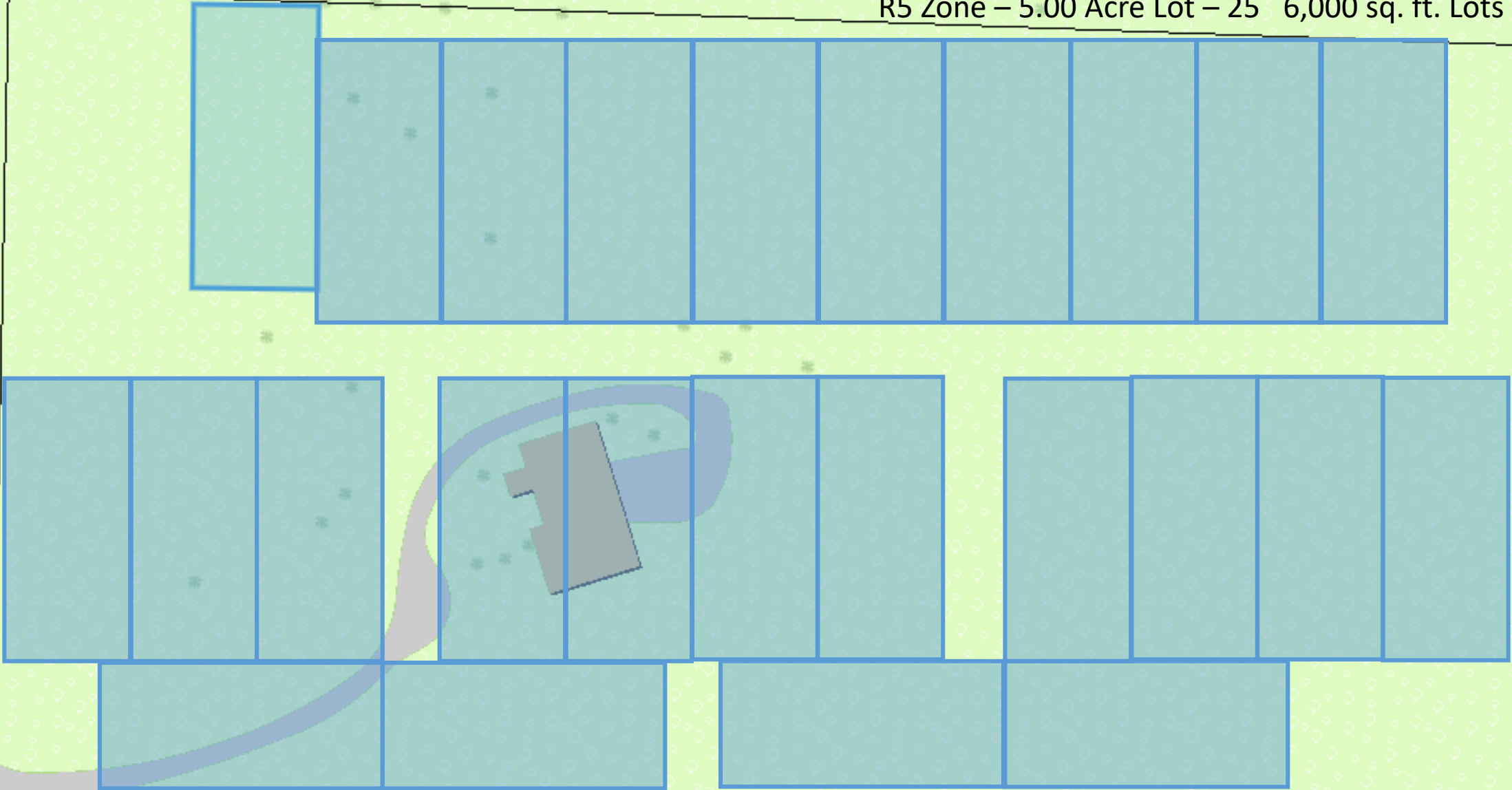
50 Feet
Some on street parking
House façade prominent
Adequate yard
Fairly CPTED Friendly (lots of windows)



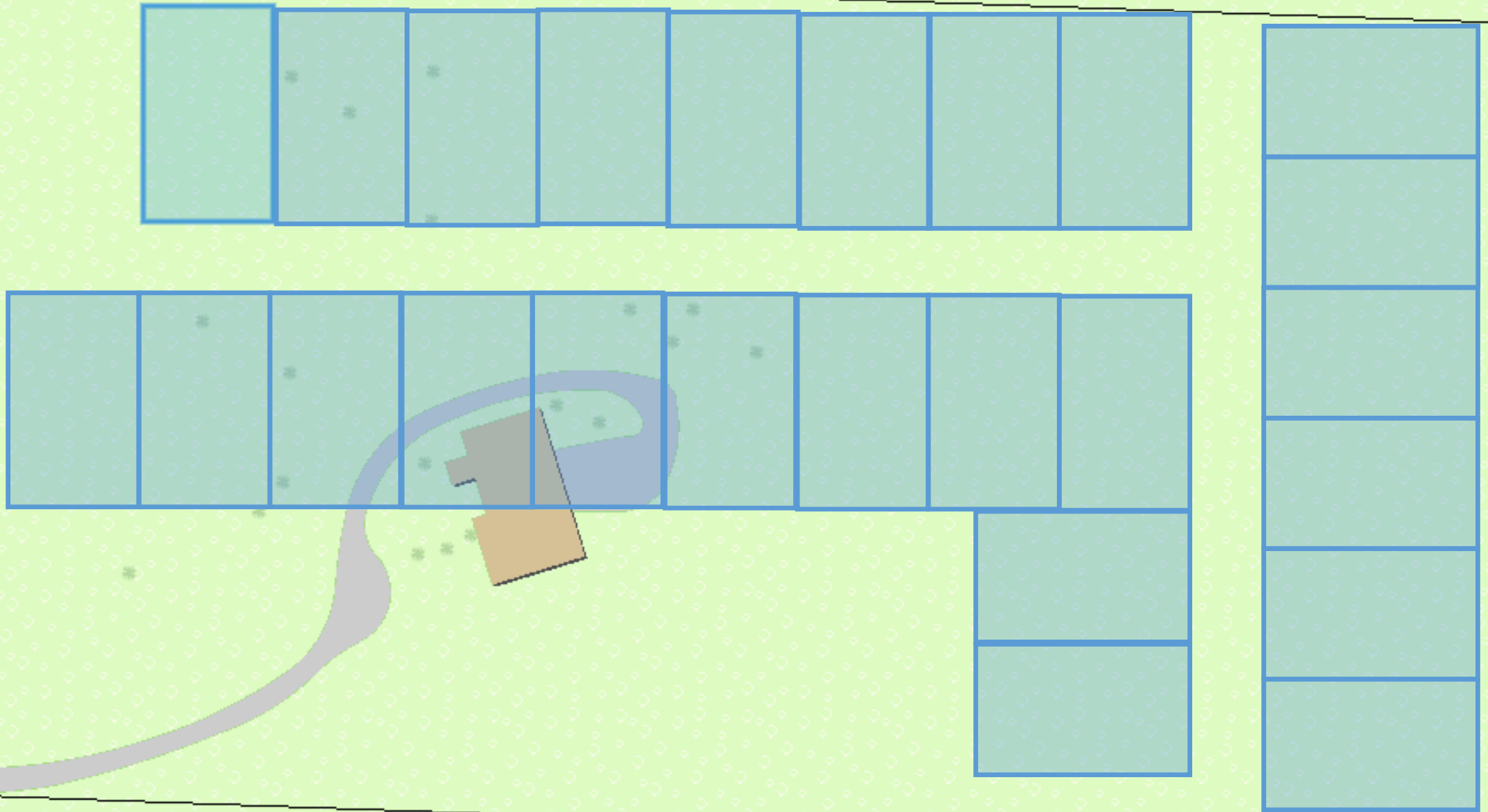
R5 Zone – 5.00 Acre Lot



R5 Zone – 5.00 Acre Lot – 25 6,000 sq. ft. Lots



R5 Zone – 5.00 Acre Lot – 25 4,500 sq. ft. Lots



Other Factors to Consider

- Irrespective of Lot Size, Zoning Density Limits Still Prevails
- Setbacks, Coverage Limits, and Other Standards Must Still be Met
- Stormwater Standards Must Still be Satisfied
- Engineering Standards Must Still be Satisfied (Road Widths, Driveway Spacing, Lighting, Landscaping, Sidewalks, etc.)
- Environmental Protection Standards Must Still be Met
- Long Range Utility and Transportation Plans Assume Maximum Density Buildout
- Enables Amenities and Better Use of Common Areas
- Reduces the Need for the Developer to Seek Deviations from Other Standards in Order to Realize Lot Potential (Larger Lots Leave Less Space for Roads, Sidewalks, Utilities, Amenities)