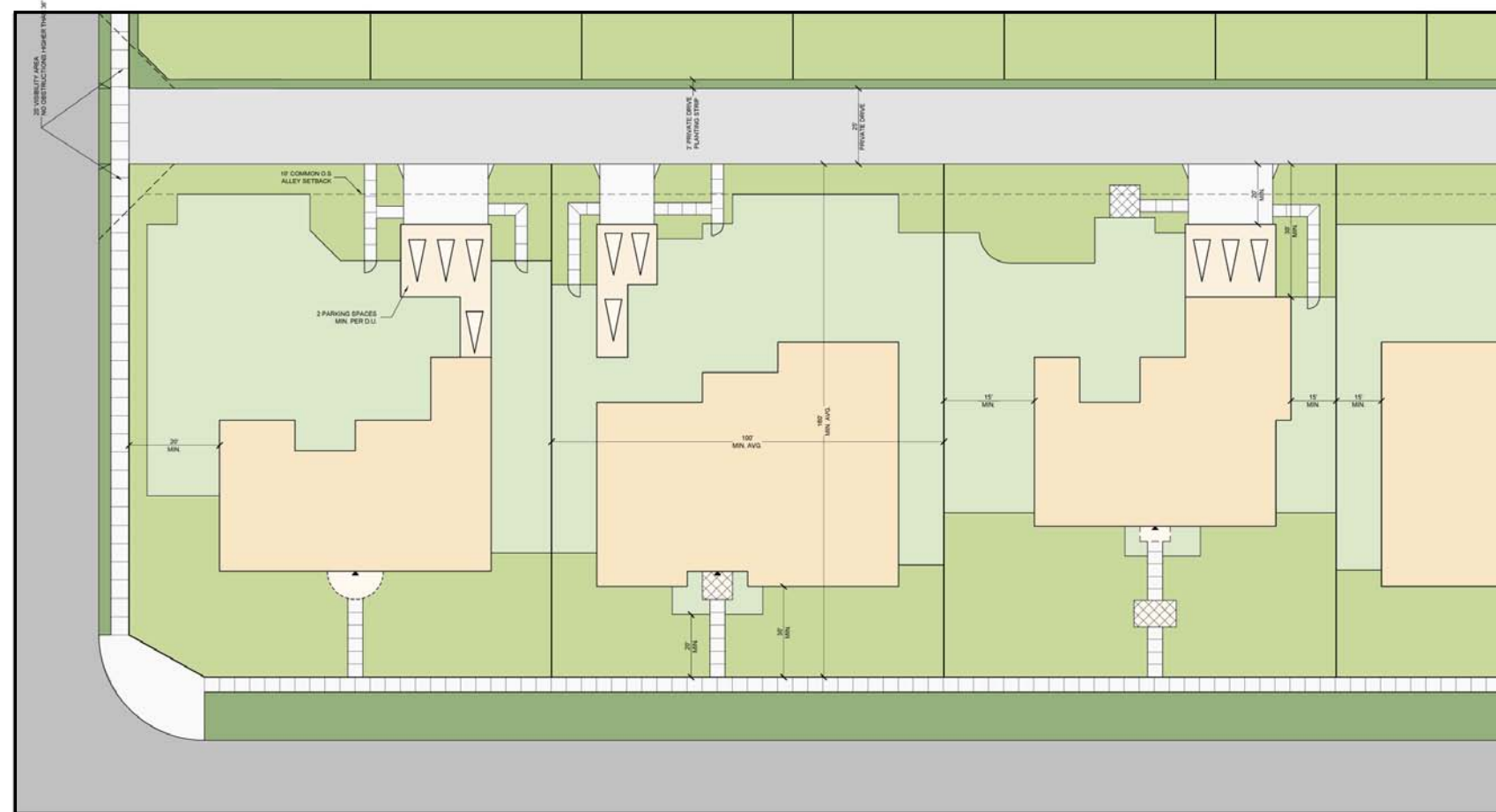


## **C. SITE PLANNING DESIGN GUIDELINES**

Design of residential sites within TRAILMARK is an essential component of the land use plan. Specific standards and criteria were developed for each lot size to address setbacks, pad sizes, lot coverage, and encroachments. Figures 5-12 through 5-16 illustrate these concepts and provide information regarding placement of residences within the community. Each figure contains a detail of the typical lot with a corresponding table that lists specific development standards for that lot. The purpose of Figures 5-12 through 5-16 is to illustrate how each of the different lot sizes is articulated throughout the TRAILMARK community.

# 20,000 Minimum Square Foot Lot Site Plan Concept

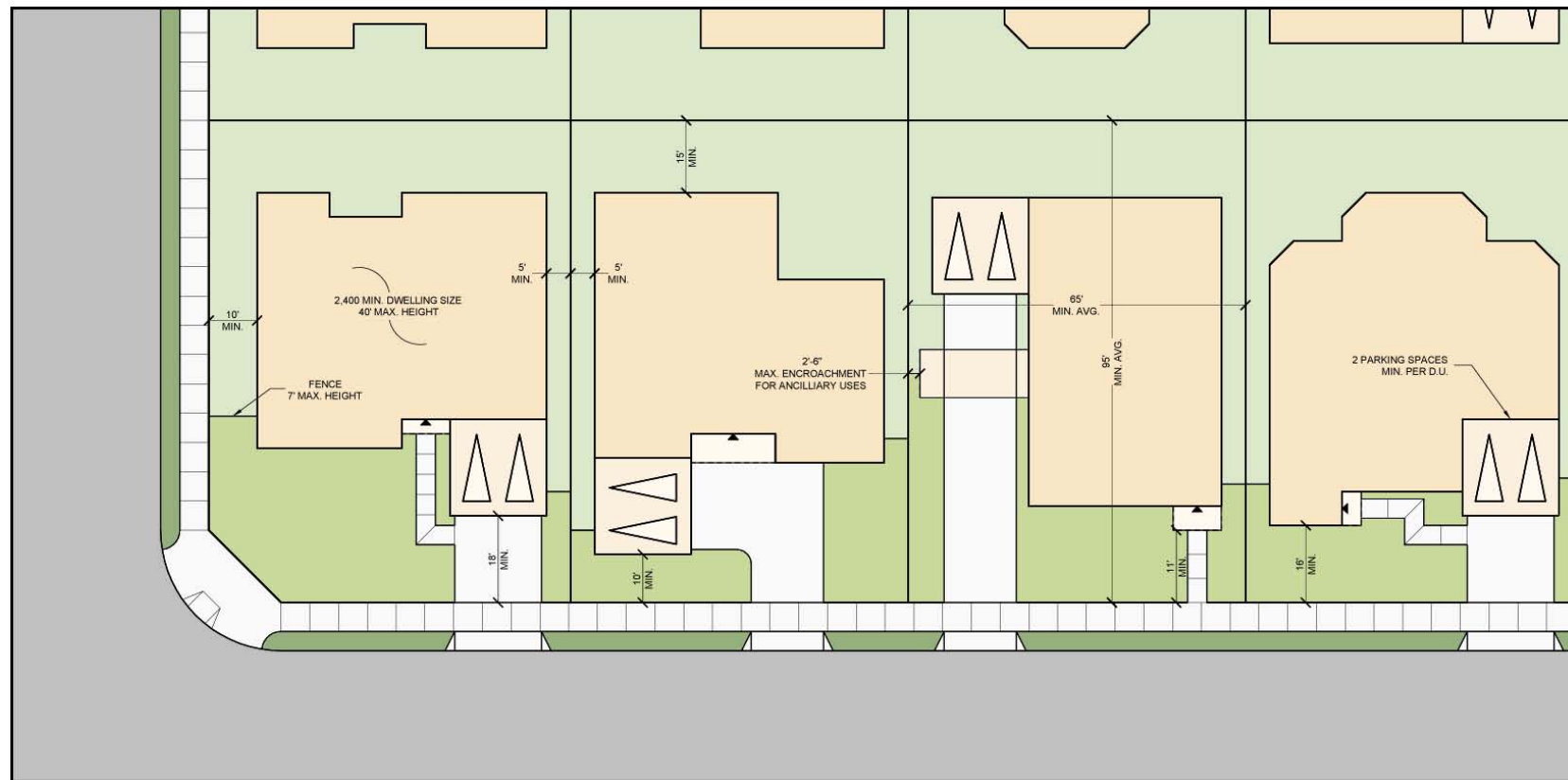


DEVELOPMENT STANDARD	LOW DENSITY RESIDENTIAL 20,000 MINIMUM SQUARE FOOT
<b>LOT CRITERIA</b>	
Minimum Average Lot Width	100 feet
Minimum Average Lot Depth	160 feet
Minimum Lot Frontage	75 feet
Minimum Lot Frontage – Knuckle/Cul-de-sac	40 feet
<b>SETBACKS</b>	
Front Setback	
Living Area	30 feet
Porch	20 feet
Front Entry Garage	n/a
Side Entry Garage	n/a
Side Setback	
Interior Lot	15 feet
Corner Lot	20 feet
Rear Setback	
Living Area	30 feet
Garage	20 feet
<b>OTHER</b>	
Minimum Dwelling Size	3,000 square feet
Maximum Height	40 feet
Maximum Wall/Fence Height	7 feet
Maximum Side Yard Encroachment	Fireplaces, media niches, AC Units, potshelves, etc. – 2 feet, 6 inches
Parking Requirements	2 garage spaces / dwelling unit



Keymap

# 7,000 Minimum Square Foot Lot Site Plan Concept

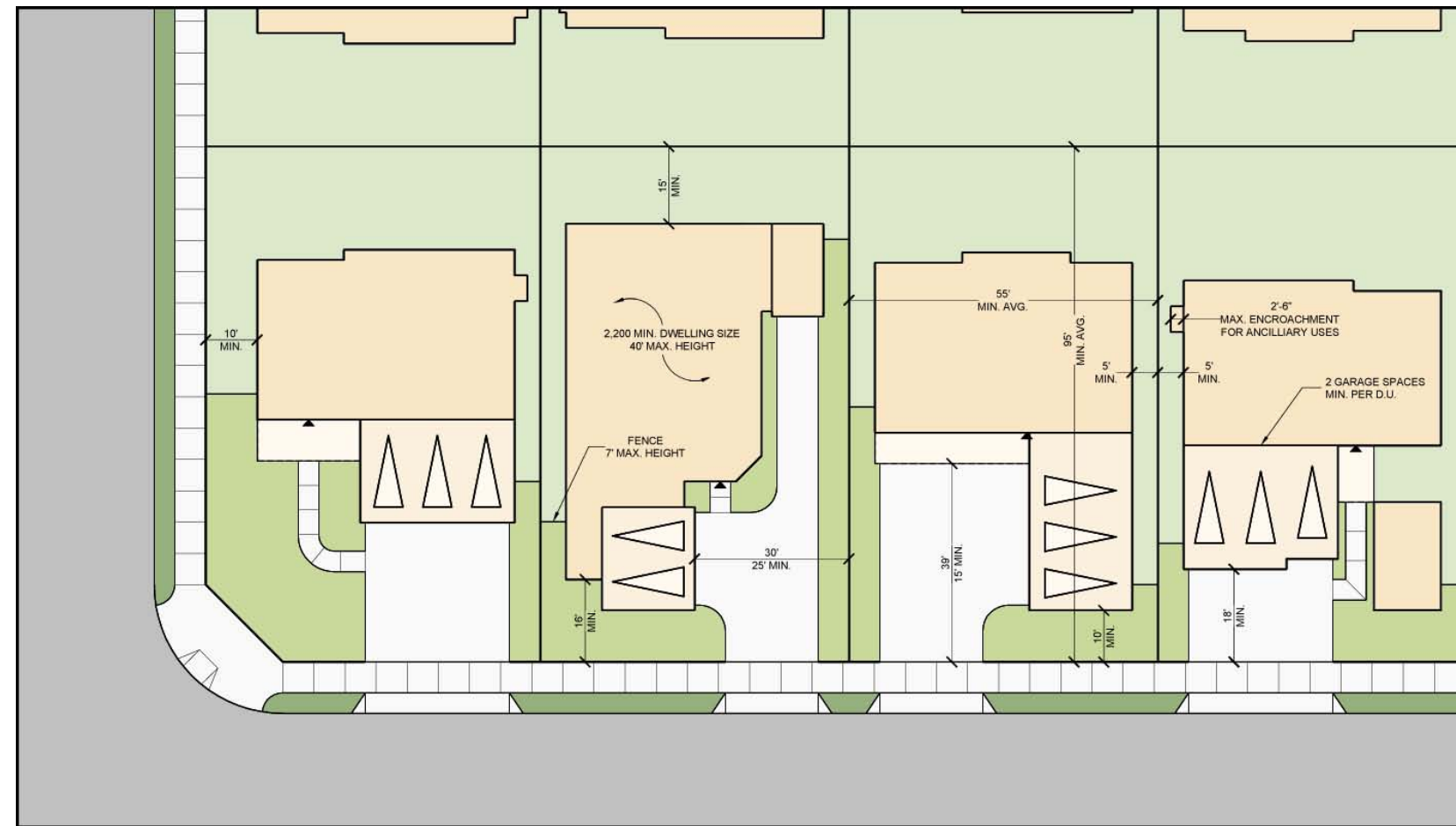


DEVELOPMENT STANDARD	MEDIUM DENSITY RESIDENTIAL 7,000 MINIMUM SQUARE FOOT
<b>LOT CRITERIA</b>	
Minimum Average Lot Width	65 feet
Minimum Average Lot Depth	95 feet
Minimum Lot Frontage	60 feet
Minimum Lot Frontage – Knuckle/Cul-de-sac	35 feet
<b>SETBACKS</b>	
Front Setback	
Living Area	16 feet
Porch	11 feet
Front Entry Garage	18 feet
Side Entry Garage	10 feet
Side Setback	
Interior Lot	5 feet
Corner Lot	10 feet
Rear Setback	
Living Area	15 feet
<b>OTHER</b>	
Minimum Dwelling Size	2,400 square feet
Maximum Height	40 feet
Maximum Wall/Fence Height	7 feet
Maximum Side Yard Encroachment	Fireplaces, media niches, AC Units, potshelves, etc. – 2 feet, 6 inches
Parking Requirements	2 garage spaces / dwelling unit



Keymap

# 6,000 Minimum Square Foot Lot Site Plan Concept

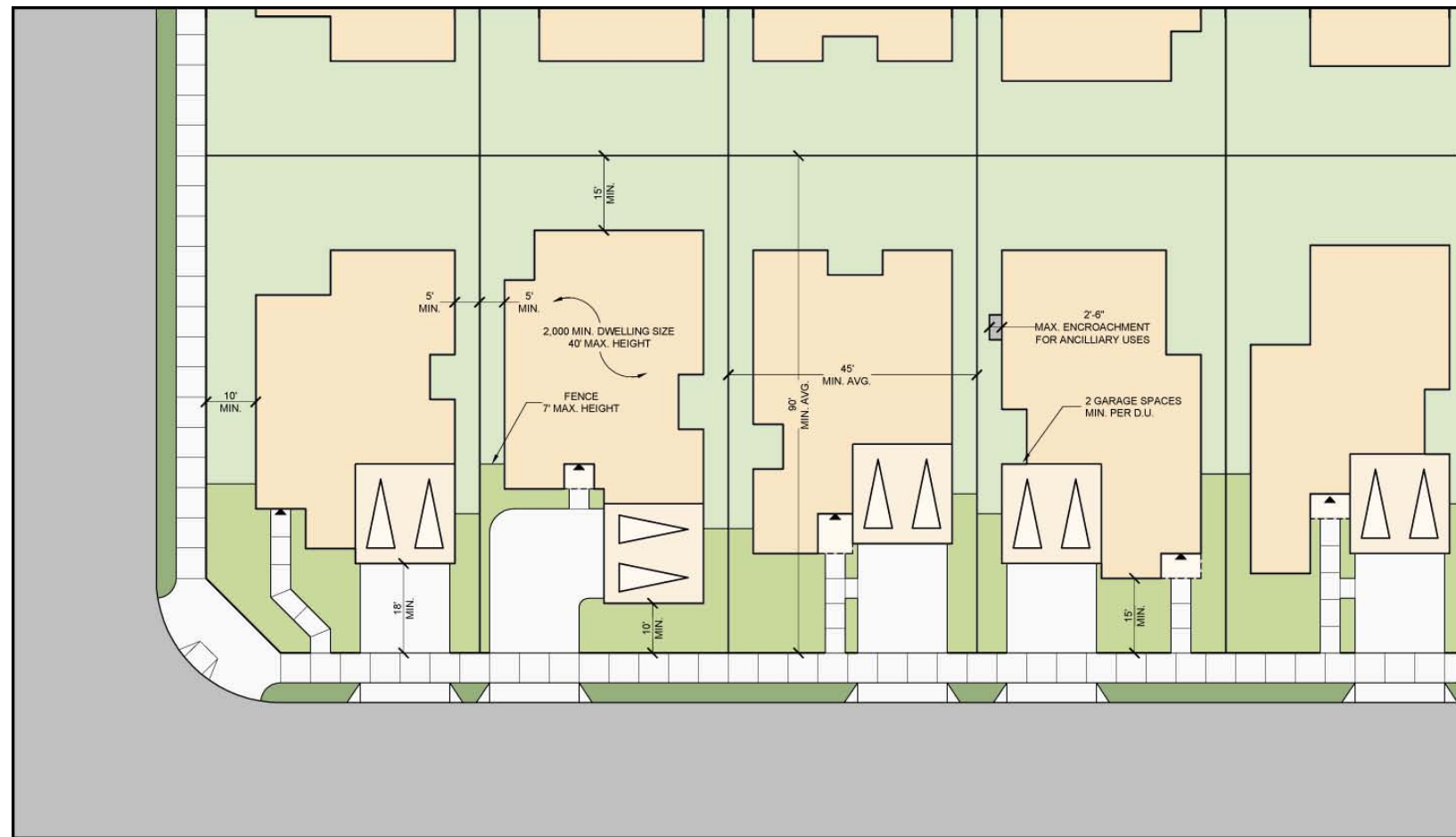


DEVELOPMENT STANDARD	MEDIUM DENSITY RESIDENTIAL 6,000 MINIMUM SQUARE FOOT
<b>LOT CRITERIA</b>	
Minimum Average Lot Width	55 feet
Minimum Average Lot Depth	95 feet
Minimum Lot Frontage	55 feet
Minimum Lot Frontage – Knuckle/Cul-de-sac	35 feet
<b>SETBACKS</b>	
Front Setback	
Living Area	16 feet
Porch	11 feet
Front Entry Garage	18 feet
Side Entry Garage	10 feet
Side Setback	
Interior Lot	5 feet
Corner Lot	10 feet
Rear Setback	
Living Area	15 feet
<b>OTHER</b>	
Minimum Dwelling Size	2,200 square feet
Maximum Height	40 feet
Maximum Wall/Fence Height	7 feet
Maximum Side Yard Encroachment	Fireplaces, media niches, AC Units, potshelves, etc. – 2 feet, 6 inches
Parking Requirements	2 garage spaces / dwelling unit



Keymap

# 5,000 Minimum Square Foot Lot Site Plan Concept



DEVELOPMENT STANDARD		MEDIUM HIGH DENSITY RESIDENTIAL 5,000 MINIMUM SQUARE FOOT
<b>LOT CRITERIA</b>		
Minimum Average Lot Width		45 feet
Minimum Average Lot Depth		90 feet
Minimum Lot Frontage		45 feet
Minimum Lot Frontage – Knuckle/Cul-de-sac		30 feet
<b>SETBACKS</b>		
Front Setback		
Living Area		15 feet
Porch		10 feet
Front Entry Garage		18 feet
Side Entry Garage		10 feet
Side Setback		
Interior Lot		5 feet
Corner Lot		10 feet
Rear Setback		
Living Area		15 feet
<b>OTHER</b>		
Minimum Dwelling Size		2,000 square feet
Maximum Height		40 feet
Maximum Wall/Fence Height		7 feet
Maximum Side Yard Encroachment		Fireplaces, media niches, AC Units, potshelves, etc. – 2 feet, 6 inches
Parking Requirements		2 garage spaces / dwelling unit



Keymap

Figure 5-16, *4,000 and 4,500 Minimum Square Foot Site Plan Concept*