

SIDE YARD HOUSE

LOT STANDARDS

The Side Yard house is designed to be a one-and-a-half-story or two-story single-family detached house. Height will generally be limited by solar envelope regulations rather than maximum height. The primary residence is expected to be over 1800 sf.

Unless otherwise indicated, dimensions are allowed minimums.

A	Lot Depth	150' typical
B	Lot Width	65'
C	Front Setback	25' min. 30' max.
D	Porch Depth	6' min. 10' max.

Porches are required to span at least 50% of the length of the front façade of the house.

E.	North Side Setback	5' min.
F.	South Side Setback	20' min.
G.	Side Street Setback	10' min.
<i>At corner lots</i>		
H	Garage Depth	40' max
I	Garage Width	36' max
Maximum garage footprint to be 1000 sf.		
J	Garage North Side Setback	3' min.
K	Garage South Side Setback	24'
L	Garage Rear Setback	26' 14'
On corner lots		
M	Primary Bldg. Height Limit	35'
Buildings must fit in solar envelope. See item P below and Diagrams.		
M ²	Tower less than 200 s.f. area	35'
N	Garage/ Accessory Unit Height	35' max.

O Height of house ground floor 18" to 36" above finish grade

P Protected Solar Envelope

The structure must fit under a plane which slopes up 27.5° from horizontal along a bearing perpendicular to the northerly property line, from a height 18.5' above grade at the northerly property line. Ten linear ft. of structure, at least fifteen feet from the northerly property line may extend through this plane. Solar envelope limits are not applicable to lots on north end of blocks where there are no houses to immediate north to shade.

Accessory Dwelling Units allowed. 800 s.f. max

Building Entrances:

A primary pedestrian entrance shall be located along and facing onto the primary public street, a walkway or a park.

Fencing:

A fence 30" to 40" in height is permitted along the street frontage and along common lot lines. Privacy fencing up to 60" may be placed on property lines behind the front setback line and along the rear lane.

GENERAL NOTE:

The LOT STANDARDS generally govern house form and placement. The ARCHITECTURAL GUIDELINES are a refinement of the lot standards and govern materials and architectural character.

ARCHITECTURAL GUIDELINES

• Frontage/Volume

The elevation of the Front of the house shall be a minimum of 22' feet wide. The minimum width of the front elevation shall extend at least 38' feet behind the front setback line. The main house shall be a minimum of 1-1/2 stories or 20' tall.

• Elevations

All elevations shall be aesthetically pleasing, proportionally balanced, and harmonious with the house as a whole. Bare, windowless elevations will not be accepted. Windows on north elevations, with platted property to the north, should have high sills. Window design should be limited to minimize views into the north neighbor's side yard/south elevation.

• Roof Slope

Primary Roof Pitches 8:12, 9:12, 10:12 or 12:12
Secondary (lower) Roof pitches 3:12 to 4.5:12

• Landscaping

Refer to Mountainside Village Landscape Guidelines.

Between the front of the house and the front property line, the following minimums are required in addition to the street trees: (2) trees 1" caliper or greater and clusters of shrubbery planted in well mulched planting beds.

Parking areas and garages must be visually screened from neighboring properties with vegetative landscaping. There shall be a 2 foot (2') minimum unpaved strip between the driveway paving and the side property line. Pervious surface driveways/parking areas are highly encouraged.

