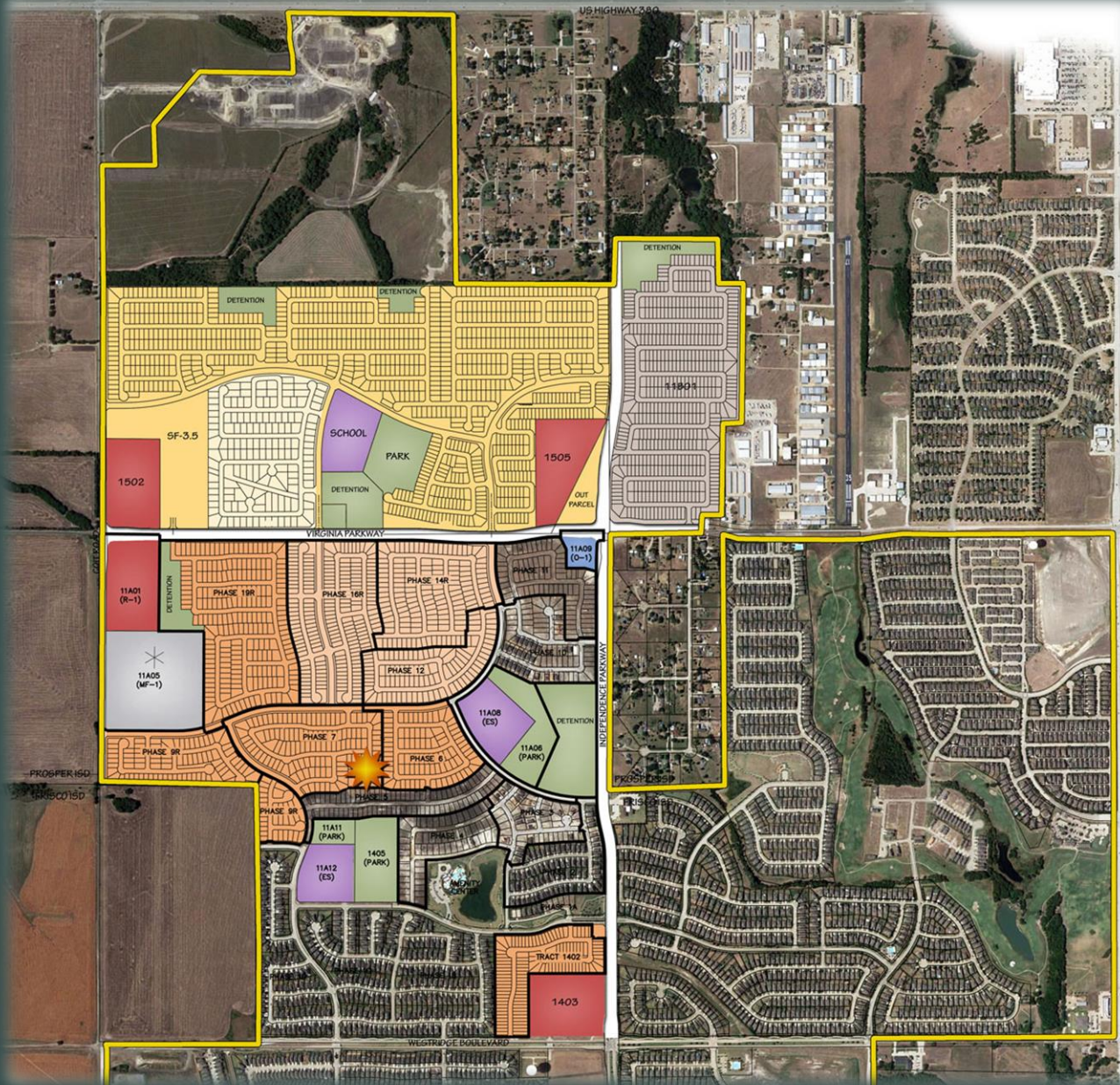


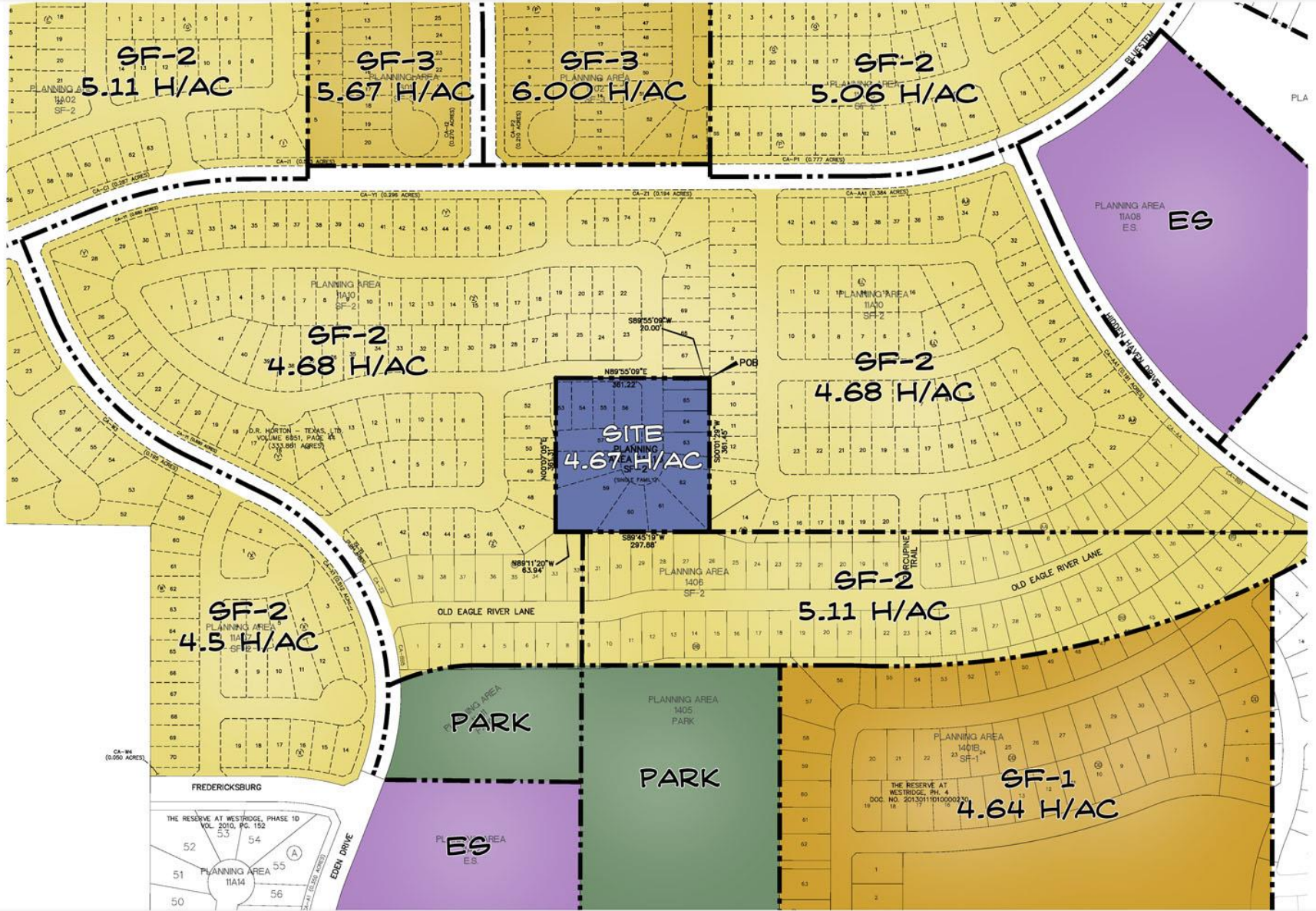
# WESTRIDGE



# DEVELOPMENT STANDARD COMPARISON

|                           | EXISTING<br>SF-2<br>STANDARDS | CITY<br>RECOMMENDED<br>STANDARDS | PROPOSED<br>STANDARDS |
|---------------------------|-------------------------------|----------------------------------|-----------------------|
| Minimum Lot Area:         | 5,500 Sq Ft                   | 5,500 Sq Ft                      | 5,500 Sq Ft           |
| Minimum Lot Width:        | 50'                           | 50'                              | 50'                   |
| Minimum Lot Depth:        | 90'                           | 90'                              | 90'                   |
| Maximum Height:           | 35'                           | 35'                              | 35'                   |
| Minimum Front Yard:       | 20'                           | 20'                              | 20'                   |
| Minimum Rear Yard:        | 20'                           | 20'                              | 20'                   |
| Minimum Side Yard:        | 5'                            | 5'                               | 5'                    |
| Maximum Lot Coverage:     | 60%                           | 60%                              | 60%                   |
| Minimum Corner Side Yard: | 15'                           | 15'                              | 15'                   |
| Maximum Homes/Acre:       | 5.2                           | 3.2                              | 4.67                  |

# COMMUNITY CONTEXT

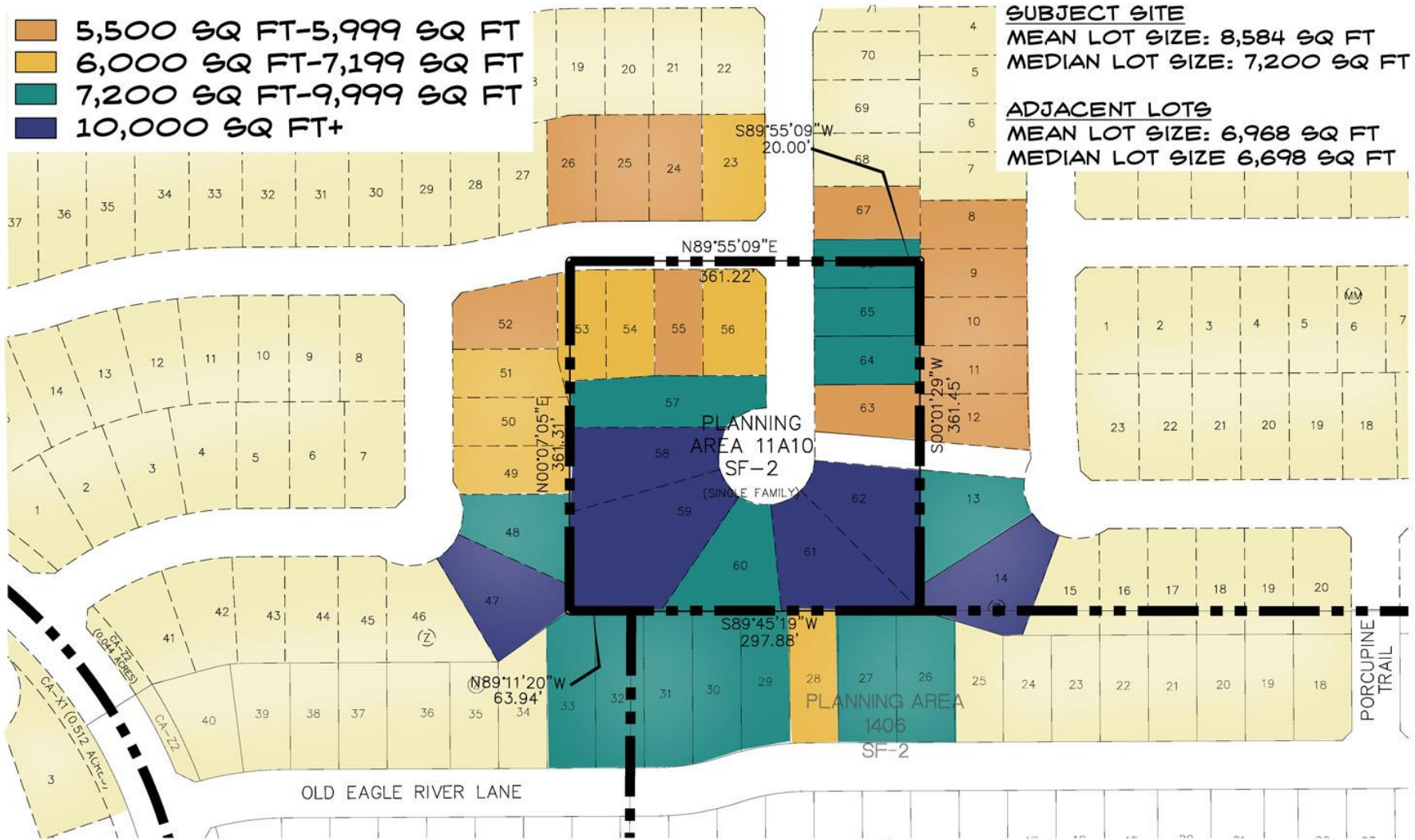


# NEIGHBORHOOD CONTEXT

- 5,500 SQ FT-5,999 SQ FT
- 6,000 SQ FT-7,199 SQ FT
- 7,200 SQ FT-9,999 SQ FT
- 10,000 SQ FT+

**SUBJECT SITE**  
 MEAN LOT SIZE: 8,584 SQ FT  
 MEDIAN LOT SIZE: 7,200 SQ FT

**ADJACENT LOTS**  
 MEAN LOT SIZE: 6,968 SQ FT  
 MEDIAN LOT SIZE 6,698 SQ FT



OLD EAGLE RIVER LANE

PORCUPINE TRAIL

PLANNING AREA 11A10  
 SF-2  
 (SINGLE FAMILY)

PLANNING AREA 1406  
 SF-2