

**STONE HOLLOW**  
**Proposed Development Standards**

**SITE DATA & PROPOSED USES**

ITEM	PROPOSED
Use	Single-family residential (detached)
Total Property Area (ac)	128.95
Maximum Lot Count	485
Gross Density	3.76 du/ac
Interior Open Space (ac)	8.6
Interior Open Space Percentage	6.7%
Total Open Space (ac)	12.7
Total Open Space Percentage	9.8%

**PROPOSED DEVELOPMENT STANDARDS**

CRITERIA	50' X 110' LOT	62' x 115' LOT	75' x 120' LOT
Lot Count	214	164	107
Typical Lot Depth	110'	115'	120'
Minimum Lot Depth	100' (1)	105' (1)	110' (1)
Minimum Lot Width	50'	62'	75'
Minimum Lot Area	5,000 SF	6,510 SF	8,250 SF
Front Yard Build-to Line	15' (20' for garage)	10'	10'
Side Yard Setback - Interior	5'	5'	5'
Side Yard Setback - Corner	15'	15'	15'
Rear Yard Setback	20'	20'	20'
Garage Access	Front Entry (2)	Side Swing (2)	Side Swing (2)
Garage Offset	5'	20'	20'
Porch	Optional	Optional	Optional
Masonry Requirement	100% first floor, 100% front elevation, and 75% overall		
Maximum Building Height	35'		

1. More than 90% of the lots will be at the typical depth. On street elbows and other isolated areas, some lots may be slightly less than the typical depth, but in no case will the depth be less than the minimum shown here. Each record plat submitted shall conform to this requirement.
2. Front entry two-car garages shall have two single doors; three-car garages on 62' x 115' and 75' x 120' lots may be provided with a "two and one split" with the third bay facing street as shown on General Development Plan.
3. The smaller lots (50'x110') are proposed to have a minimum 5-foot offset from the front façade of the garage door to the front of the porch. The offset may be part of the main structure, porch or combination thereof.
4. No lot coverage requirement is proposed.

This document was received by the Planning Department on October 4, 2011.