

**10-118Z – Silverado Estates  
Development Standards**

**1. SITE DATA & PROPOSED USES**

Base Zoning District	REC Residential District - Single Family Detached Standard Lot	
Maximum Lot Count	354	
Gross Density	4.2 du/ac	
	<b>Area (ac)</b>	<b>Percentage of Site</b>
Subject Property	83.29	100.00
Single-Family Detached	76.57	92.38
Interior Open Space	4.27	5.13
Total Open Space	6.35	7.62

**2. PROPOSED DEVELOPMENT STANDARDS**

<b>CRITERIA</b>	<b>50' X 110' LOT</b>	<b>62' x 115' LOT</b>
Lot Count	191	164
Typical Lot Depth	110'	115'
Minimum Lot Depth	100' (1)	105' (1)
Minimum Lot Width	50'	62'
Minimum Lot Area	5,000 SF	6,510 SF
Front Yard Build-to Line	20'	10'
Rear Yard Setback	10'	10'
Garage Access	Front Entry (2)	Side Swing (2)
Garage Offset	10' (3)	20'
Porch	Required with Min. 10' Depth (3)	Per Standard REC Neighborhood Zone
Masonry Requirement	100% first floor, 100% front elevation, and 75% overall	

(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.

(2) Front entry two-car garages shall have two single doors; three-car garages on 62' x 115' lots may be provided with a "two and one split" with the third bay facing street as shown on General Development Plan. Refer to comments in Letter of Intent regarding proposed home product for justification of these provisions.

(3) The smaller lots (50'x110') are proposed to have a required porch, with a minimum 10 feet in depth, coupled with a minimum 10-foot offset from the front façade of the garage door to the front of the porch.