



SINGLE-FAMILY FRONT ENTRY LOT LAYOUT GUIDELINES

FEBRUARY 20, 2013



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Facing page photos from top to bottom: J-Swing 3-Car garage, Parking Court, and Pass-Through garage configurations.

PURPOSE

THIS BROCHURE IS FOR ILLUSTRATIVE PURPOSES ONLY.

This brochure provides examples of standards and requirements for **front entry Single-Family** with the following subdivision development standards:

- » **60' R.O.W.**
- » **20' Front Yard Setback**
- » **With Street Trees**

RELATED CODES / ORDINANCES

Zoning Ordinance (Ord. 11-04-09)

Residential Development Standards	§ 2.06.04
Front Entry Streetscape Standards	§ 4.02.10(d)
Garage Standards	§ 4.07.18
Garage Side Yard Setback	§ 4.07.03(c)
Front Yard Maximum Impervious Surface	§ 2.03
Front Porch Encroachment	§ 4.07.16
Front Yard Encroachment	§ 4.07.01(i)
Accessory Structures	§ 4.06
Off-Street Parking & Loading	§ 4.04

Engineering Standards (Ord. 12-06-42)

Driveway Design	§ 2.05.C.12
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FRONT YARD ENCROACHMENTS

Within the 2011 Zoning Ordinance (Ord. 11-04-09), there are three (3) provisions for Front Yard set-back encroachment:

1. J-Swing Garage - a 10' encroachment to a minimum 15' Front Yard Setback (see pages 20 - 23).
2. Front Porch - a 10' encroachment to a minimum 15' Front Yard Setback (see pages 6 - 7, 16 - 17).
3. Where a 60-foot R.O.W., allowing a 5' reduction to the Front Yard Setback to a minimum 15' Front Yard Setback (see Section 4.07(J) of the Zoning Ordinance). This option is available in subdivisions with a 60-foot R.O.W., with or without street trees*. **With street trees, the reduction is built in to the 20' Front Yard Setback.**

While the encroachment options listed above are applicable for various setbacks, this booklet covers all of the above options, and every instance where an encroachment is allowed, illustrated for lots with a 20' Front Yard Setback.

**Older subdivisions with 60 R.O.W. may not be allowed street trees, depending upon the design of the site infrastructure.*

PLANNED DEVELOPMENTS (PDs)

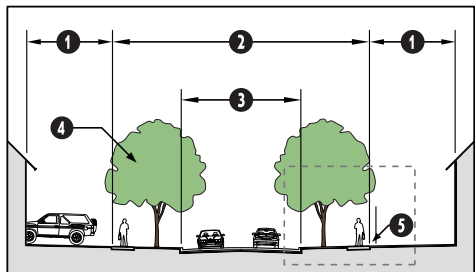
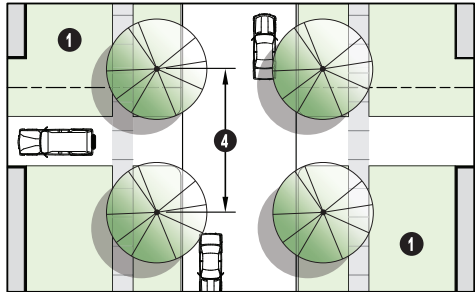
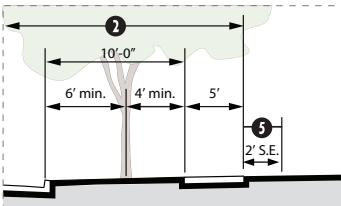
Please note that PDs often have amended development standards that differ from the Zoning Ordinance Standards. In those instances, the PD takes precedence.

STREETSCAPE STANDARDS

Residential streets shall be built to the Front Entry Streetscape standards, per Zoning Ordinance, Section 4.02.10(d), as shown below:

Residential, Front Entry

- 1** Front Yard
- 2** R.O.W 60' width
- 3** Pavement 30' width F/F
- 4** Trees
 - 35' on center
 - 3 ½ - inch caliper
 - 6' from face of curb (min.)
 - 4' from sidewalk (min.)
- 5** Sidewalk easement 2' wide



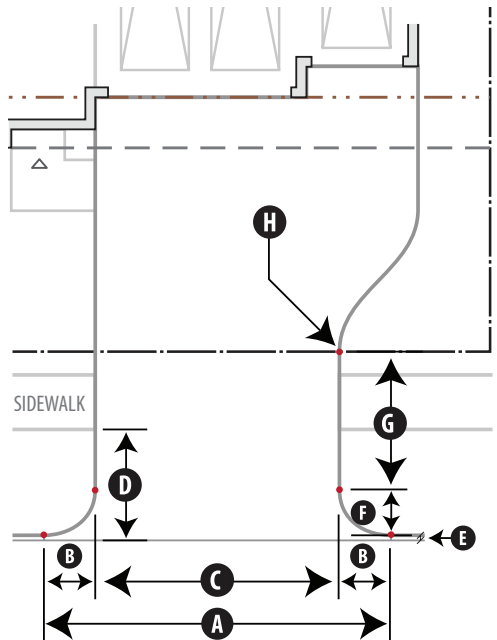
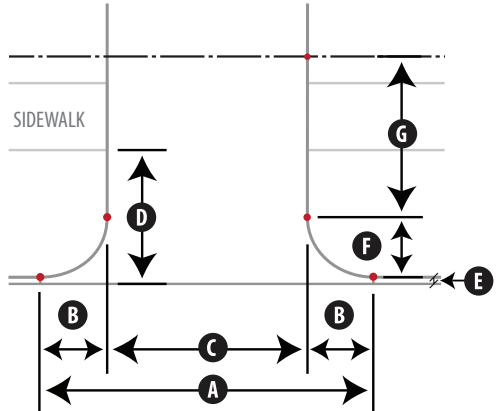
DRIVEWAY REQUIREMENTS

Curb Cuts & Variable Widths

- A** 34' Max. Width
 - B** 5' - 0"
 - C** 10' Min. / 24' Max*
 - D** 10' Min.
 - E** 6" Curb
 - F** 4' - 6"
- E + F = B**
- G** Driveway must be the same width from the property line to the curb cut flare point
 - H** Flare point to widen driveway must be at or behind property line

- Building Setback Line
- Garage Setback Line
- Property Line
- Building Footprint

*PD standards may include a decreased max. driveway width

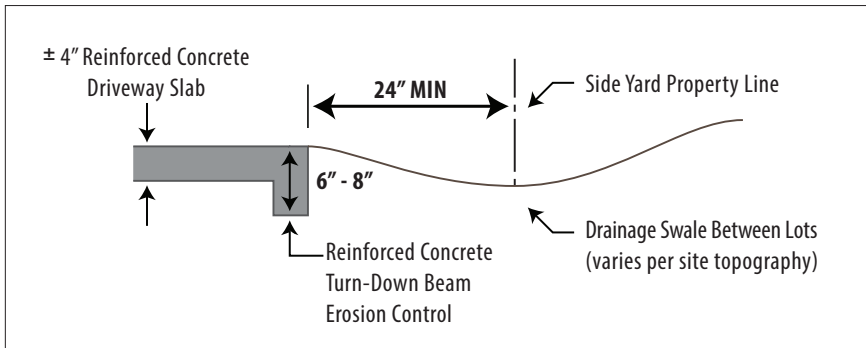


Maximum Slope

Driveway slope is limited to a max. of 12% between the garage door apron concrete to the property line. If a garage design modification is required due to site topography, a depressed garage floor slab will be necessary with poured in place concrete steps. The steps shall not encroach within the 9'x20' required clear parking area. Three (3) or more risers will require a safety hand rail.

Side Yard Separation

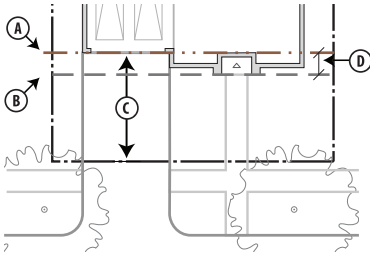
The driveway slab shall be a min. of 24" from the property line and include a reinforced concrete turn-down for erosion control.



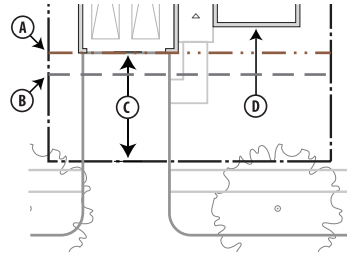
GARAGE STANDARDS

Garage Setback

The garage face shall be set back a min. of 25' from the front property line, and in no instance extend beyond the front building façade (Zoning Ordinance, Section 4.07.18).



- Ⓐ 25' Garage Setback Line
- Ⓑ 20' Building Setback Line
- Ⓒ 25' min. between the garage face and the property line
- Ⓓ 5' min. between building face and garage face

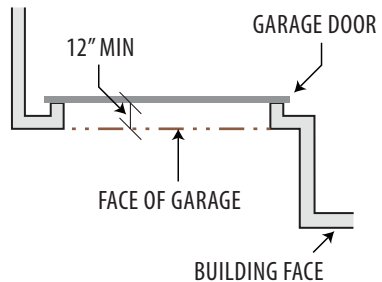


"Snout House" - where the garage juts out in front of the building line - is **NOT allowed.**

Garage Door Enhancements

Garage doors shall include a min. of three (3) of the following enhancements:

- ☐ Garage door recessed a min. of 12' from the garage face*
- ☐ Cedar / wood clad doors
- ☐ Double doors
- ☐ Decorative windows
- ☐ Decorative Hardware
- ☐ Reveals / texture



** When 2x6 framing is used the stud + face brick equals the 12", meeting one of the three required enhancements ($5.5" + 1" + 5.5" = 12"$).*

FRONT YARD

MAXIMUM IMPERVIOUS SURFACE

The area between the PROPERTY LINE and the BUILDING LINE is not to exceed 50% impermeable surface area.

When the impermeable area approaches 50%, the builder must include the area summary on the plot plan. The examples provided below illustrate the calculations required.

IMPERVIOUS SURFACE AREA:

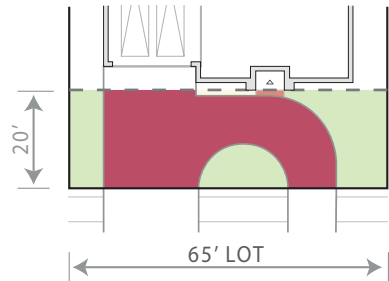
$65' \times 20' \times 0.5 = 650 \text{ sq ft Allowed}$

Total Impervious = 678 sq ft

Driveway = 672 sq ft

Walkway = 6 sq ft

X NOT ALLOWED



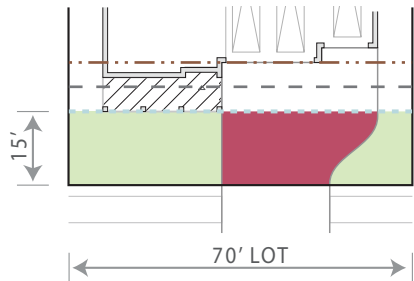
IMPERVIOUS SURFACE AREA (w/ Encroachment):

$70' \times 15' \times 0.5 = 525 \text{ sq ft Allowed}$

Total Impervious = 410 sq ft

Driveway = 410 sq ft

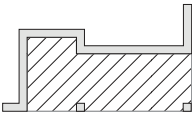
✓ ALLOWED



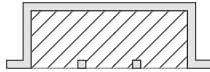
FRONT PORCH ENCROACHMENT

Front porches are not required, but are encouraged on single-family detached dwellings to create a sense of community, provide “eyes-on-the-street”, give scale, and provide character to neighborhoods. A Front Yard Encroachment is allowed for any front porch (10’ max. encroachment, with a 15’ min. setback).

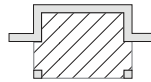
The Front Porch Standards for increased encroachment options are found in the Zoning Ordinance Section 4.07.16. Standards include that they are fully covered, open on at least two sides, have decorative columns, and have a 7’ min. depth (see width requirements at right). Where a Planned Development (PD) applies, refer to the PD standards.



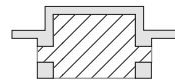
✓
Min. 7' Depth
Min. 10' or 20' Width



✗
Must be open on
at least 2 sides

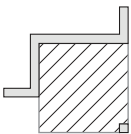


✓
Meets 2 open sides:
 $1 + (2 \times 0.5) = 2$

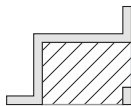


✗
Enclosed entry
does NOT meet
porch definitions

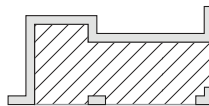
Column depth: width ratio should be no greater than 1:2, with a **max. dimension of 12" x 24"**.



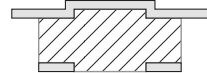
✓
24" x 24"
1:1



✓
24" x 12"
2:1

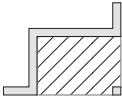
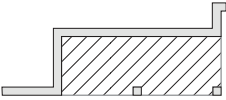


✓
1:2 and 1:1



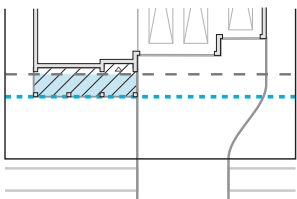
✗
Enclosed Entry


Minimum Width (determined by zoning district):

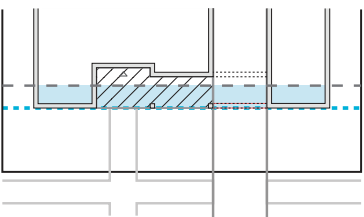
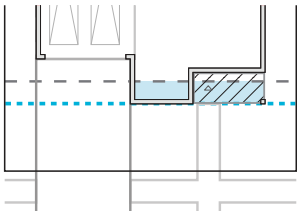
	
7' D x 10' W (MIN)	7' D x 20' W (MIN)
SF-7, SF-8.5, PH	SF-10, SF-12.5, SF-16, RE, AG

Building Encroachment:

IF the Front Porch Standards are met, the rest of the house may move forward with it, but the garage and A/C space may not extend forward beyond the porch in any instance. Both the 1st and 2nd stories of the building are allowed the same encroachment.*



- Building Setback Line
- Front Yard Encroachment Line
-  Front Porch Area
-  Building Encroachment Area





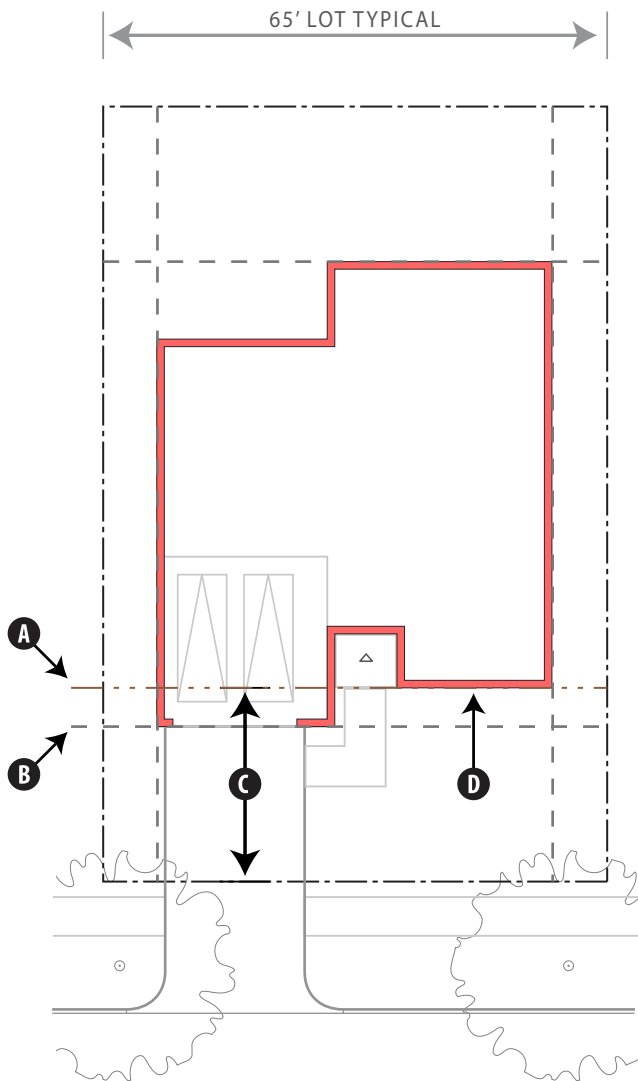
*Does not apply to J-Swing layouts, where encroachment is ONLY for the garage (1st floor).

“SNOUT” HOUSE - NOT ALLOWED

- A** 25' garage setback line
- B** Front building setback line
- C** 25' min. distance between garage face and property line
- D** In no instance may the garage extend forward beyond the front façade
- *** Refer to the standards outlined in pages 8 - 13.

— — — Property Line
- - - - Building Setback Line
- · · - Garage Setback Line

..... Front Yard Encroachment Line
 Bldg Encroachment Area (if allowed)
 Front Porch Area



NOT TO SCALE
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X NOT ALLOWED

GARAGE SETBACK

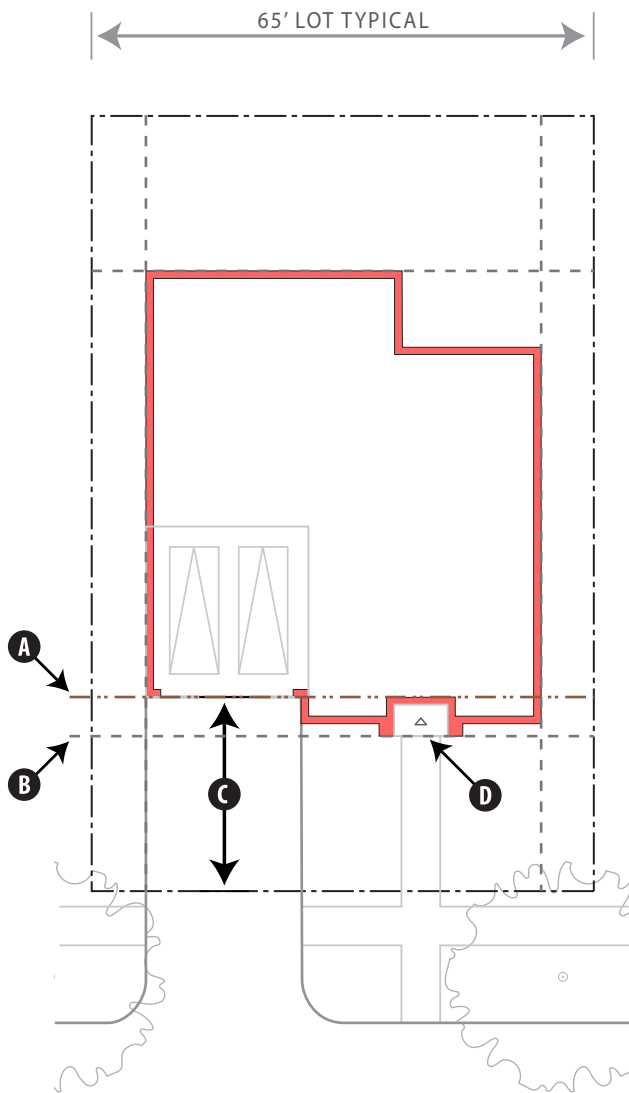
- A** 25' garage setback line
- B** Front building setback line
- C** 25' min. distance between the garage face and the property line
- D** A covered or enclosed entry must comply with the front building setback line
- *** Refer to the standards outlined in pages 8 - 13

— · — · — *Property Line*

- - - - *Building Setback Line*

— · · — *Garage Setback Line*

 *Front Porch Area*



NOT TO SCALE
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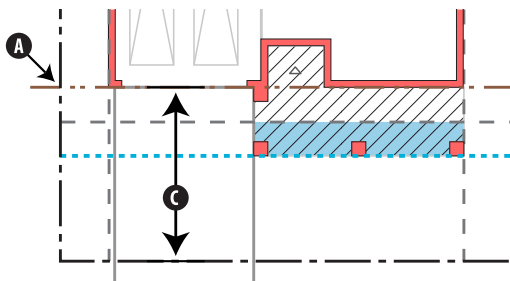
"FLAT" FRONT

- A** 25' garage setback line
- B** Front building setback line
- C** 25' min. distance between garage face and the property line

NOTE: In no instance may the garage extend forward beyond the front façade

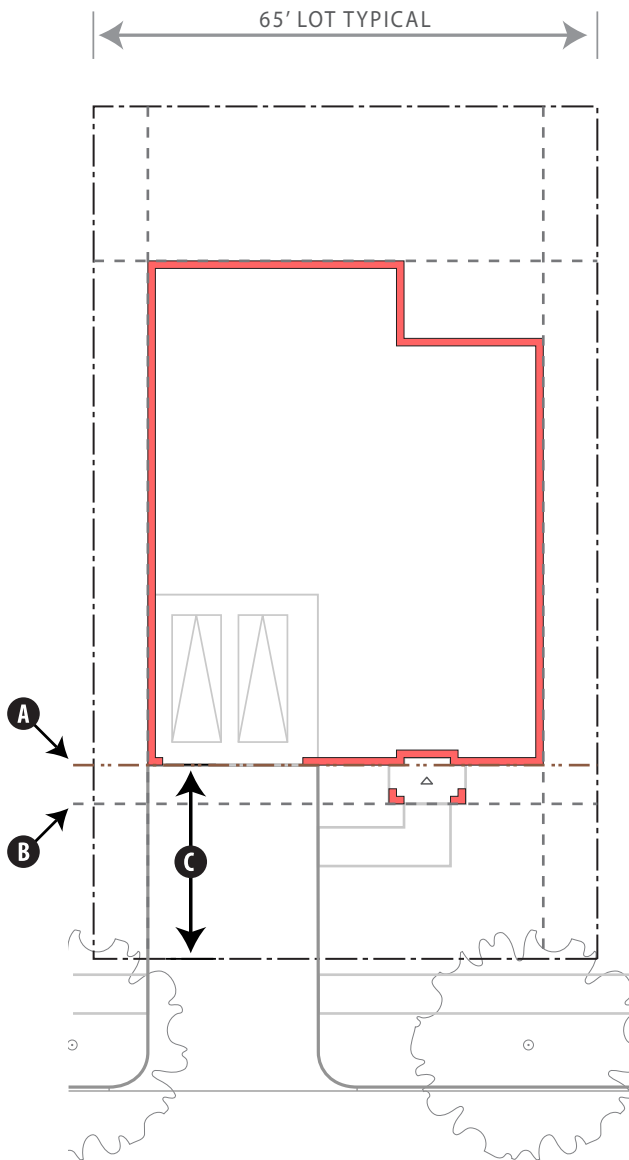
- *** Refer to the standards outlined in pages 8 - 13

Porch Alternative (see pages 12-13, 22-23):



— — — Property Line
- - - Building Setback Line
- · - · Garage Setback Line

····· Front Yard Encroachment Line
■ Bldg Encroachment Area (if allowed)
▨ Front Porch Area

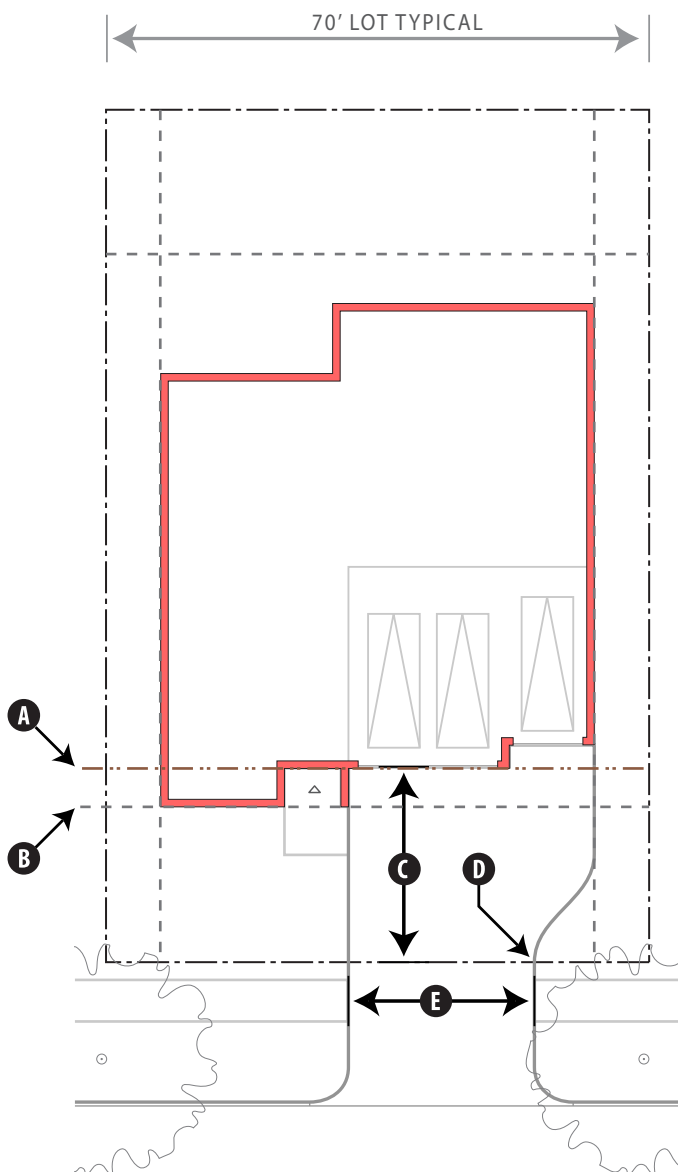


NOT TO SCALE
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THREE CAR GARAGE

- A** 25' garage setback line
- B** Front building setback line
- C** 25' min. distance between the garage face and the property line
- D** Starting point for the curve to flare out driveway must be **at or behind** the **property line**.
- E** 24' max. driveway width at property line
- *** Refer to the standards outlined in pages 8 - 13

— · — · — *Property Line*
- - - - *Building Setback Line*
— · · — · *Garage Setback Line*



NOT TO SCALE
FOR ILLUSTRATIVE PURPOSES ONLY

FRONT PORCH

- A** 25' garage setback line
- B** Front building setback line
- C** 25' min. distance between garage face and front property line
- D** Encroachment allowed for porch
 - 10' max. encroachment
 - 5' max. when Front Yard Setback is 20'
 - 15' min. Front Yard setback

Both 1st & 2nd story allowed the encroachment
ONLY IF min. front porch size requirements are met (see table below and pages 12-13)

- E** **Min. porch size to allow encroachment**
(determined by zoning district):

7' D x 10' W (min.)	7' D x 20' W (min.)
SF-7, SF-8.5, PH	SF-10, SF-12.5, SF-16, RE, AG

***** Refer to the standards outlined in pages 8 - 13

——— Property Line

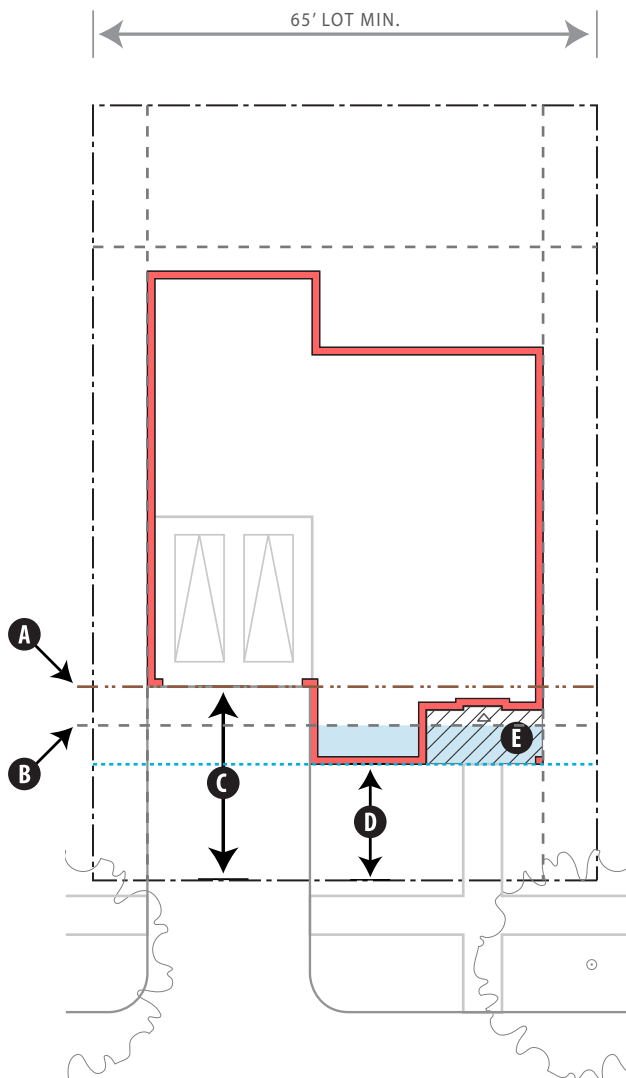
- - - - Building Setback Line

— · · — Garage Setback Line

····· Front Yard Encroachment Line

 Bldg Encroachment Area (if allowed)

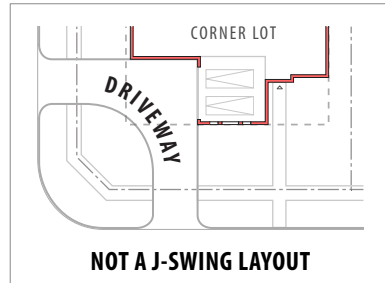
 Front Porch Area



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J-SWING GARAGE


- A** Front building setback line
- B** Encroachment allowed **FOR GARAGE ONLY**
 - 10' max. encroachment
5' max. when Front Yard Setback is 20'
 - 15' min. Front Yard setback
 - Corner lots with dual curb cuts (per illustration at right) are not considered J-Swing garages, so **are NOT allowed** the front yard encroachment

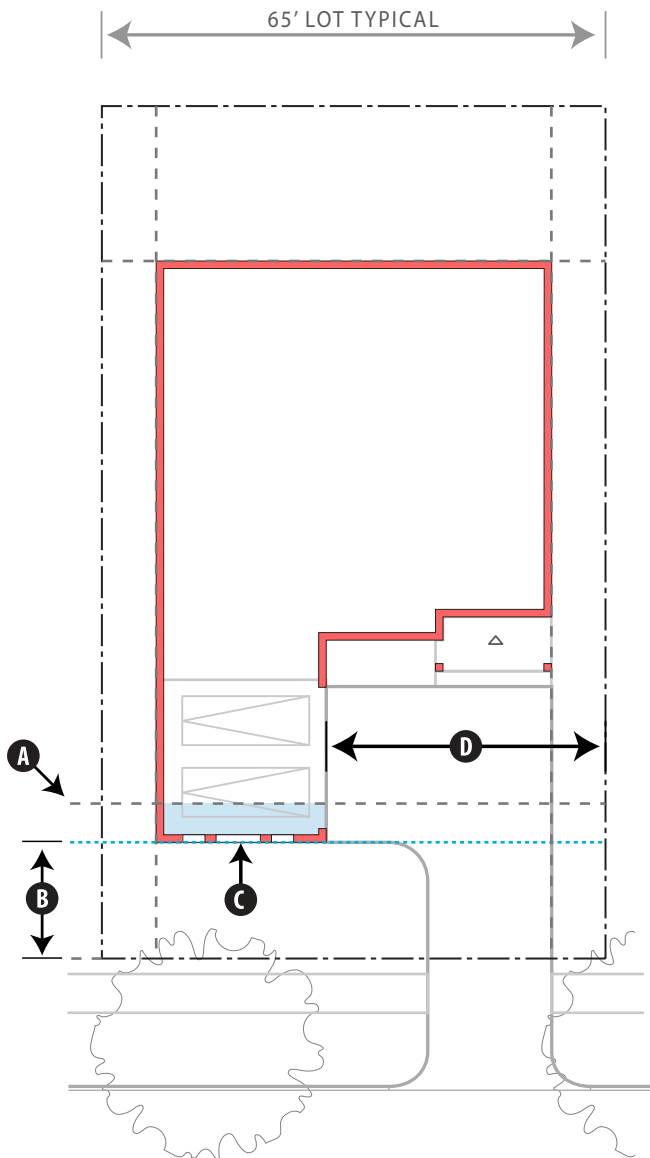


NOTE: 2nd story encroachment NOT allowed above the J-swing garage; the 2nd floor must be setback to the original building setback line

- C** Must have at least one window on garage side facing street, with a min. size of 3' x 5'
- D** 28' min. distance between garage face and the side property line
- *** Refer to the standards outlined in pages 8 - 13

— · — · — Property Line
- - - - - Building Setback Line

..... Front Yard Encroachment Line
 Garage Encroachment Area

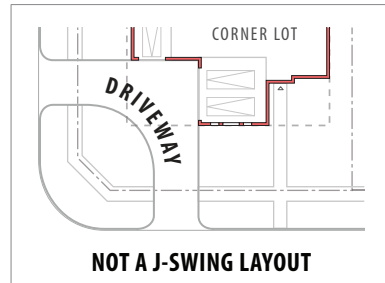


NOT TO SCALE
FOR ILLUSTRATIVE PURPOSES ONLY

J-SWING 3RD CAR GARAGE

- A** Front building setback line
- B** Encroachment allowed **FOR GARAGE ONLY**
 - 10' max. encroachment
 - 5' max. when Front Yard Setback is 20'
 - 15' min. Front Yard setback

- Corner lots with dual curb cuts (per illustration at right) are not considered J-Swing garages, so **are NOT allowed** the front yard encroachment



NOTE: 2nd story encroachment NOT allowed above the J-swing garage; the 2nd floor must be setback to the original building setback line

- C** Must have at least one window, with a min. size of 3' x 5', on garage side facing street
- D** 28' min. distance between garage face and the property line

NOTE: Garage doors facing street meet enhancement requirements (see page 10)

- E** 24" min. distance between driveway slab and property line (see page 9)

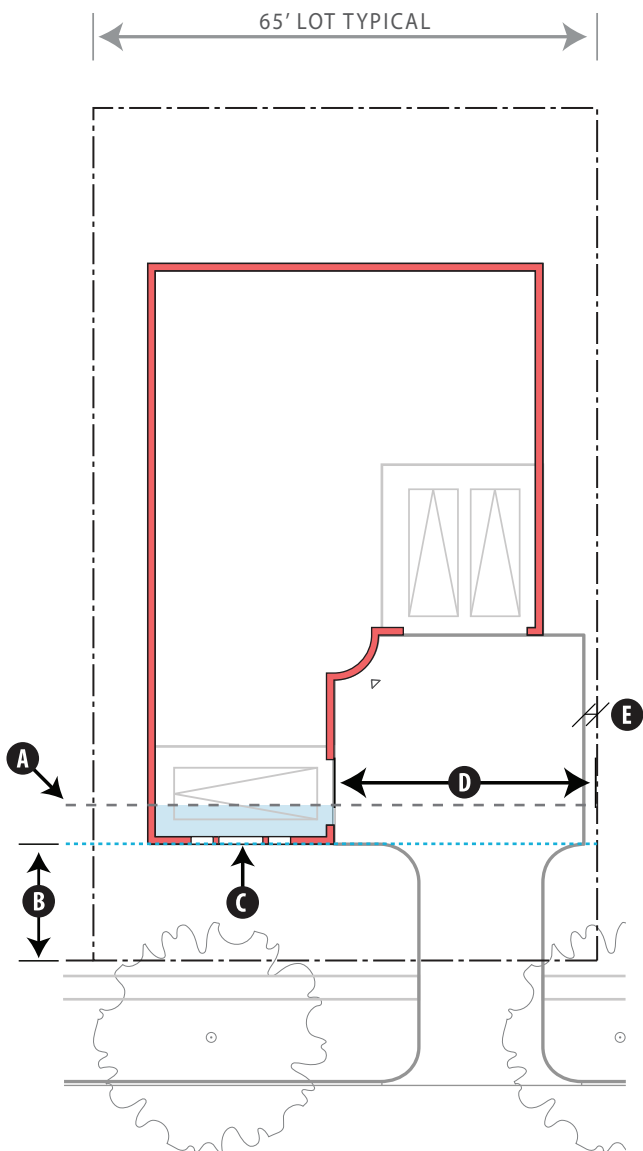
***** Refer to the standards outlined in pages 8 - 13

— — — Property Line

- - - Building Setback Line

..... Front Yard Encroachment Line

Garage Encroachment Area



NOT TO SCALE
FOR ILLUSTRATIVE PURPOSES ONLY

J-SWING COURTYARD

- A** Front building setback line
- B** 28' min. between garage face and property line
- C** 24" min. distance between driveway slab and property line (see page 9)
- D** Encroachment allowed for J-swing garage and porch
 - 10' max. encroachment
 - 5' max. when Front Yard Setback is 20'
 - 15' min. Front Yard setback

Both 1st & 2nd story allowed the encroachment **ONLY IF** min. front porch size requirements are met (see table below and pages 12-13)

NOTE: 2nd story encroachment NOT allowed above the J-swing garage; the 2nd floor must be setback to the original building setback line

- E** Must have at least one window, with a min. size of 3' x 5', on garage side facing street

NOTE: Garage door facing street must meet enhancement requirements (see page 10)

- F** **Min. porch size to allow encroachment**
(determined by zoning district):

7' D x 10' W (min.)	7' x 20' (min.)
SF-7, SF-8.5, PH	SF-10, SF-12.5, SF-16, RE, AG

*** Refer to the standards outlined in pages 8 - 13**

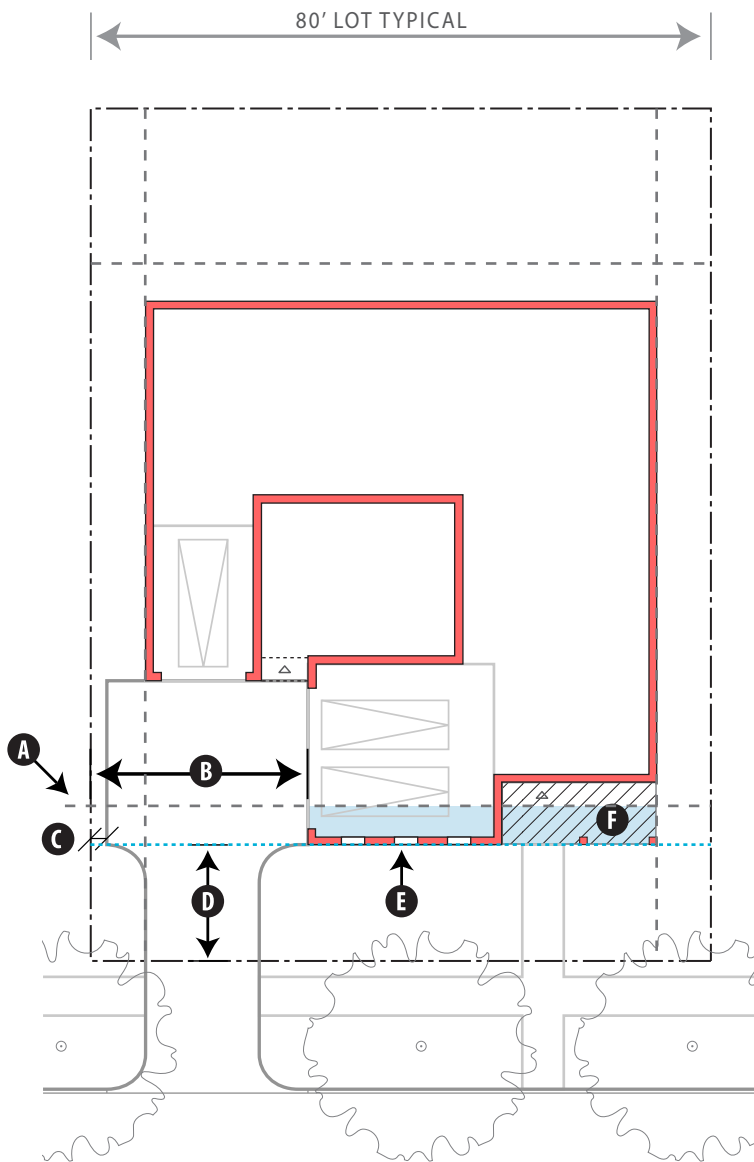
— — — Property Line

- - - - Building Setback Line

..... Front Yard Encroachment Line

 Bldg Encroachment Area (if allowed)

 Front Porch Area



NOT TO SCALE
FOR ILLUSTRATIVE PURPOSES ONLY

PARKING COURT

- A** Front building setback line
- B** Encroachment allowed for porch
 - 10' max. encroachment
 - 5' max. when Front Yard Setback is 20'
 - 15' min. Front Yard setback

Both 1st & 2nd story allowed the encroachment **ONLY IF** min. front porch size requirements are met (see table below and pages 12-13)

- C** **Min. porch size to allow encroachment**
(determined by zoning district):

7' D x 10' W (min.)	7' D x 20' W (min.)
SF-7, SF-8.5, PH	SF-10, SF-12.5, SF-16, RE, AG

- D** 10' min. clear driveway width (with or without a porte-cochère); 12' max. between front building line and the property line
- E** 28' min. distance between garage doors
- *** Refer to the standards outlined in pages 8 - 13

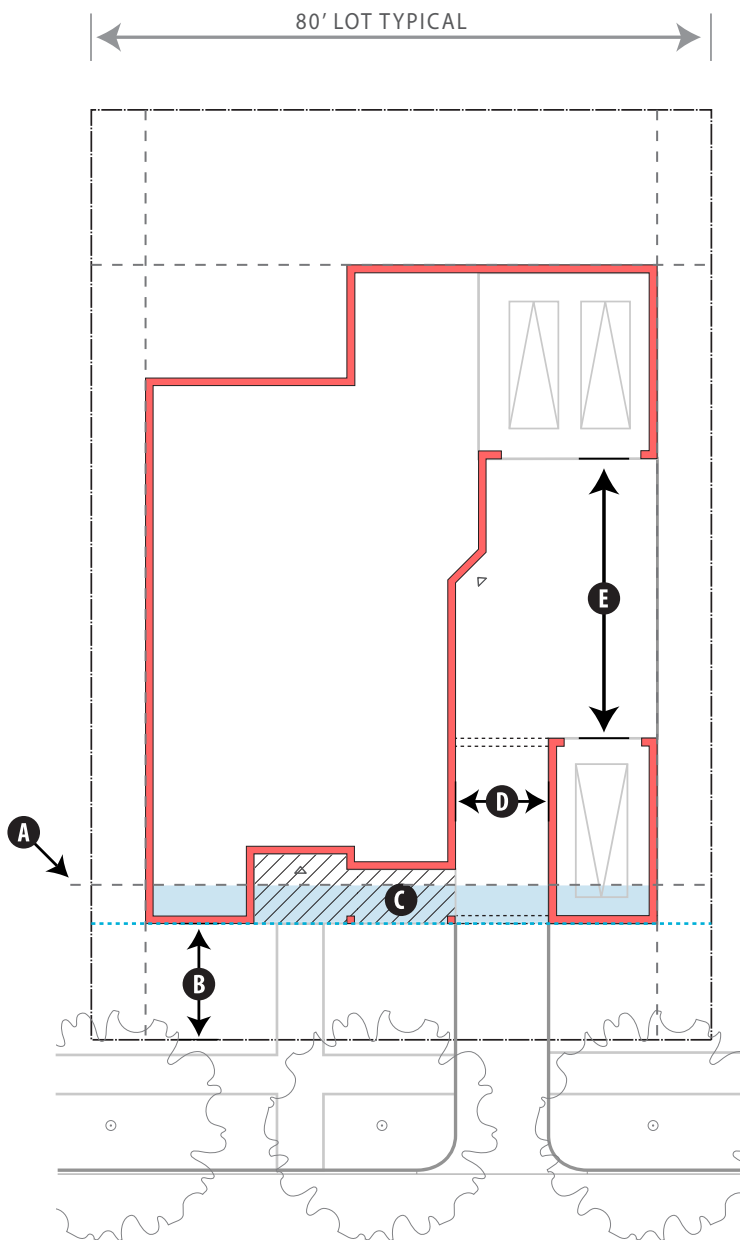
— — — Property Line

- - - Building Setback Line

..... Front Yard Encroachment Line

 Bldg Encroachment Area (if allowed)

 Front Porch Area



NOT TO SCALE
FOR ILLUSTRATIVE PURPOSES ONLY

PASS-THROUGH

- A** Front building setback line
- B** Encroachment allowed for porch
 - 10' max. encroachment
 - 5' max. when Front Yard Setback is 20'
 - 15' min. Front Yard setback



Both 1st & 2nd story allowed the encroachment
ONLY IF min. front porch size requirements are met (see table below and pages 12-13)

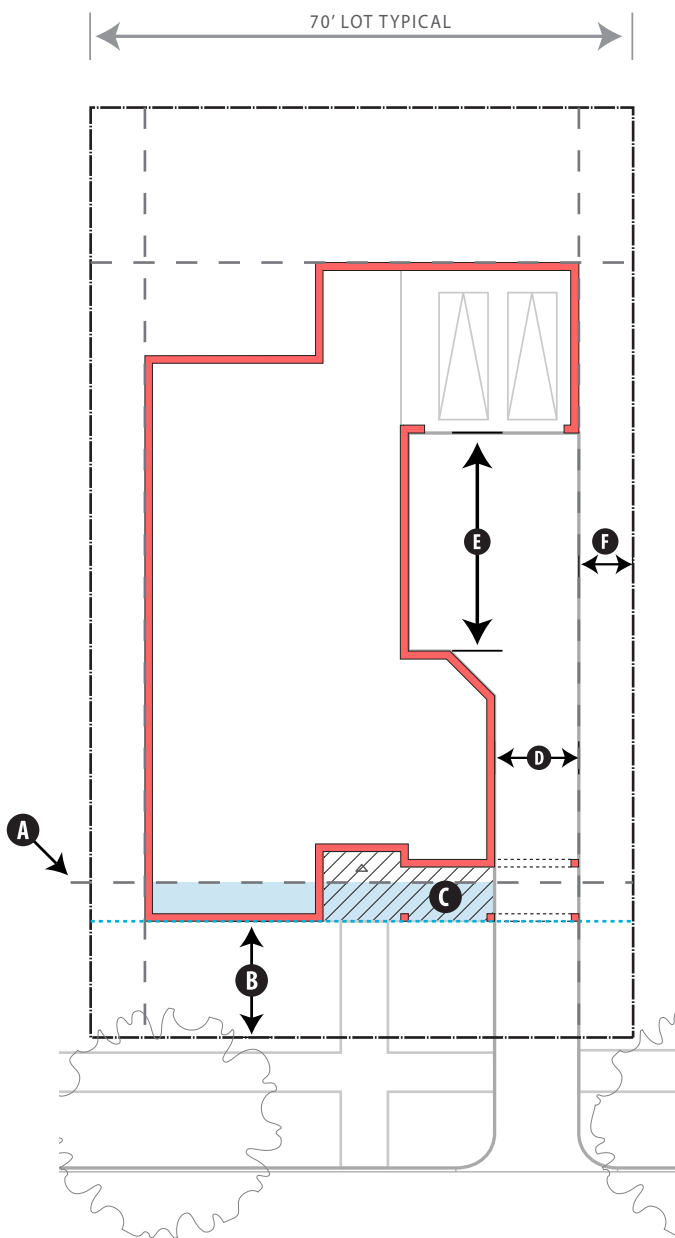
- C** **Min. porch size to allow encroachment**
(determined by zoning district):

7' D x 10' W (min.)	7' D x 20' W (min.)
SF-7, SF-8.5, PH	SF-10, SF-12.5, SF-16, RE, AG

- D** 10' min. clear driveway width (with or without a porte-cochère); 12' max. between building front and the property line
 - E** 28' min. clear distance between garage and house
 - F** 24" min. distance between driveway slab and property line (see page 9)
- *** Refer to the standards outlined in pages 8 - 13

— — — Property Line
- - - - Building Setback Line

..... Front Yard Encroachment Line
 Bldg Encroachment Area (if allowed)
 Front Porch Area



NOT TO SCALE
FOR ILLUSTRATIVE PURPOSES ONLY

FRONT-LOADED DETACHED

- A** Front building setback line
- B** Encroachment allowed for porch
 - 10' max. encroachment
 - 5' max. when Front Yard Setback is 20'
 - 15' min. Front Yard setback

Both 1st & 2nd story allowed the encroachment
ONLY IF min. front porch size requirements are met (see table below and pages 12-13)

- C** **Min. porch size to allow encroachment**
(determined by zoning district):

7' D x 10' W (min.)	7' W x 20' W (min.)
SF-7, SF-8.5, PH	SF-10, SF-12.5, SF-16, RE, AG

- D** 10' min. clear driveway width (with or without porte cochere); 12' max. between building front and the property line
- E** 24" min. distance between driveway slab and property line (see page 9)
- F** 28' min. distance between garage and house
- G** 6' min. between detached garage and rear property line; side setback same as main structure

***** Refer to the standards outlined in pages 8 - 13

— — — Property Line

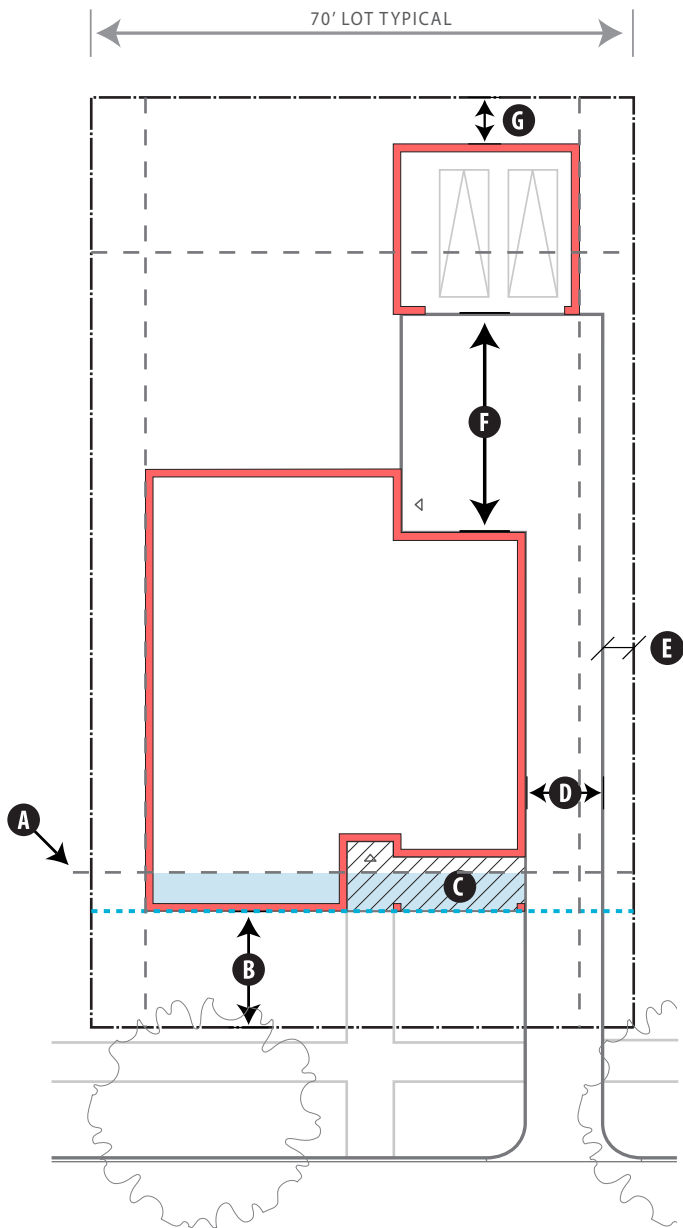
- - - - Building Setback Line

- · · - Garage Setback Line

..... Front Yard Encroachment Line

 Bldg Encroachment Area (if allowed)

 Front Porch Area



NOT TO SCALE
FOR ILLUSTRATIVE PURPOSES ONLY

**FOR QUESTIONS OR ADDITIONAL
INFORMATION, PLEASE CONTACT:**

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Building Inspections Division**

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