

Comparison summary of proposed Single-family Lot Standards

		<i>Lot size</i>	<i>Minimum Lot Width</i>	<i>Building width</i>	<i>Minimum Building Size</i>	<i>ROW Setback</i>	<i>Garage door setback ROW</i>	<i>Rear setback</i>	<i>Side setback</i>	<i>Acc building rear Setback</i>	<i>Max height</i>	<i>Max height Acc</i>	<i>Lot coverage</i>
SF-2	Single family-standard lot	6,500sf	50'	20'	n/a	20'	25'/15' side entry	20'	5'	5'	2.5	15'	40%
Existing Forest Ridge PUD #11	Single family – two lots types	18,000sf 8,000sf	70' on select lots ⁽³⁾	n/a	n/a	35'/10' 25'/10'	n/a	20' ⁽¹⁾ 10'	10'	20' ⁽²⁾	2.5	12'	40%
Proposed PUD	Freeman Lot Type A	18,000sf	110'	n/a	2,400 sf	Front: 30' Side: 15'	35'/25' side entry	30'	5'	20'	2.5	15' ⁽⁴⁾	40%
Proposed PUD	Freeman Lot Type B	8,450sf	65'	n/a	2,000 sf 2,200 sf	Front: 20' Side: 10'	25'/15' side entry	20'	5'	5'	2.5	15'	40%

⁽¹⁾Setbacks adjacent to the existing large lots east of Forest Ridge PUD require a 50-foot setback.

⁽²⁾Accessory building setbacks for the Forest Ridge PUD applied to lots adjacent to the large-lot single family to the south and east of the PUD.

⁽³⁾The minimum lot widths applied to the smaller lots south of Forest Creek Blvd. adjacent to Highland Terrace (existing large lot residential).

⁽⁴⁾Accessory buildings are limited to 7 feet along the south and east perimeter; all storage buildings with the PUD are limited to 8 feet in height. Lot Type A requires all vertical accessory structures and pools to be setback a minimum of 20 feet.