

## DRAFT GRASSLAND VILLAGE DIMENSIONAL STANDARDS – RESIDENTIAL

		CHARACTER AREA 1	CHARACTER AREA 2		CHARACTER AREA 3	CHARACTER AREA 4			
			LOTS ABUTTING HILLSBORO RD	ALL OTHER LOTS					
<b>MINIMUM LOT AREA</b>		1 AC	1 AC	20,000 SF	1 AC	1 ACRE			
<b>MAXIMUM GROSS RESIDENTIAL DENSITY</b>	<b>SINGLE FAMILY DWELLINGS</b>	1 UNIT/ACRE	1 UNIT/ACRE	2 UNITS/ACRE	1 UNIT/ACRE		1 UNIT/ACRE		
	<b>TOWNHOMES AND/OR CONDOMINIUMS</b>	NOT PERMITTED	NOT PERMITTED	NOT PERMITTED	TOWNHOMES	3 UNITS/ACRE	TOWNHOMES	Slopes >15%	6 UNITS/ACRE
								Slopes <15%	2 UNITS/ACRE
							CONDOMINIUMS ABOVE NONRESIDENTIAL USES	Slopes >15%	6 UNITS/ACRE
<b>MINIMUM LOT WIDTH</b>	<b>TRADITIONAL SUBDIVISIONS 1-2.99 AC</b>	130 FT	150 FT	60 FT	130 FT		130 FT		
	<b>TRADITIONAL SUBDIVISIONS 3-4.99 AC</b>	160 FT			160 FT		160 FT		
	<b>TRADITIONAL SUBDIVISIONS GREATER THAN 5 AC</b>	200 FT			150 FT	200 FT		200 FT	
<b>MINIMUM FRONT YARD SETBACK</b>	<b>TRADITIONAL SUBDIVISION 1-4.99 AC</b>	60 FT	20 FT, WITH A MAX DISTANCE OF 40 FT		50 FT		30 FT		
	<b>TRADITIONAL SUBDIVISIONS GREATER THAN 5 AC</b>	100 FT	(SEE ATTACHED CA2 STANDARDS, LETTER B, #3,4)						
<b>MINIMUM SIDE YARD SETBACK</b>		20 FT	5 FT; 20 FT ON CORNER LOTS; (SEE ATTACHED CA2 STANDARDS, LETTER B, #3)		20 FT		20 FT		
<b>MINIMUM REAR YARD SETBACK</b>		60 FT	30 FT		50 FT		30 FT		
<b>MAXIMUM BUILDING HEIGHT</b>		2 STORIES	2 STORIES		2 STORIES		2 STORIES		

## DRAFT GRASSLAND VILLAGE DIMENSIONAL STANDARDS - NONRESIDENTIAL

	CHARACTER AREA 1	CHARACTER AREA 2		CHARACTER AREA 3	CHARACTER AREA 4	
		LOTS ABUTTING HILLSBORO RD	ALL OTHER LOTS		LOTS ABUTTING HILLSBORO RD	ALL OTHER LOTS
<b>MINIMUM LOT AREA</b>	1 AC	1 AC	20,000 SF	1 AC	20,000 SF	
<b>MINIMUM LOT WIDTH</b>	130 FT	150 FT	60 FT	130 FT	60 FT	
<b>MINIMUM FRONT YARD SETBACK</b>	60 FT	20 FT WITH A MAX DISTANCE OF 30 FT; (SEE ATTACHED CA2 STANDARDS, LETTER B, #3,4)		50 FT	25 FT	15 FT
<b>MINIMUM SIDE YARD SETBACK</b>	35 FT	5 FT; 20 ON CORNER LOTS (SEE ATTACHED CA2 STANDARDS, LETTER B, #3)		20 FT	5 FT; 20 ON CORNER LOTS	
<b>MINIMUM REAR YARD SETBACK</b>	60 FT	30 FT		50 FT	30 FT	
<b>MAXIMUM BUILDING SIZE</b>	N/A	15,000 SF	7,500 SF	N/A	N/A	
<b>MAXIMUM BUILDING FOOTPRINT</b>	N/A	N/A	4,500 SF	N/A	25,000 SF	
<b>MAXIMUM BUILDING HEIGHT</b>	2 STORIES	2 STORIES		2 STORIES	2 STORIES	