

SUBDIVISION RESTRICTION FORM

Pine 43 Sub. 2 (H-2017-0058; H-2020-0059)

Planner: Sonya

Dimensional Standards:

R-15 Standard	Requirement
Rear setback (ft.) ²	12
Interior side setback (ft.) ²	3
Street setback ¹ to garage (ft.)	
Local street (E. Knobcone Dr.)	20
Collector street (E. State Ave.)	25
Alley	5
Street setback to living area ^{1,2} (ft.)	
Local street (E. Knobcone Dr.)	10
Collector (E. State Ave.)	20
Alley	5
Maximum building height (ft.) <i>(as defined by the Building Code)</i>	40
Minimum living area (s.f.)	NA
Minimum ground floor area for multi-story units (s.f.) <i>(only applicable in R-2/R-4 district)</i>	NA
<i>Note: ¹Measured from back of sidewalk or property line where there is no adjacent sidewalk. ²In some cases, there may be a greater setback due to a wider utility easement (refer to the recorded plat for specific easement information) – in such case, the easement width will dictate the setback</i>	

Special Requirements: The rear and/or sides of 2-story homes constructed on lots that abut E. State Ave. (**Lots 2-21, Block 4**), a collector street, will be highly visible, these elevations should incorporate articulation through changes in two or more of the following: modulation (e.g. projections, recesses, step-backs, pop-outs), bays, banding, porches, balconies, material types, or other integrated architectural elements to break up monotonous wall planes and roof lines that are visible from the adjacent public street. *Single-story structures are exempt from this requirement.* - **Requires Planning Approval prior to issuance of building permits.**