

*Clark'sburg Town Center - Phase 1B*  
*8-9801*

MINIMUM BUILDING SETBACKS per SECTION 59-C-10.3.8

Setbacks shown reflect a 50% reduction as previously approved by the Planning Board during Project Plan and Preliminary Plan for this Development

- 1. From one-family residential zoning 50'
- 2. From residential zoning other than one-family 15'
- 3. From any street 10'

Minimum Lot Requirements for Residential Lots - modification per Section 59-c-10.3.8 of Zoning Ordinance

Lot Area	SFD 4000 sqft	TH's 1120 sqft	Courtyard TH's 950 sqft	Multi-Far NA
Front Yard	10'	10'	10'	10'
Lot Width @ Street	25'	16'	20'	NA
Min. Lot Width @ Bldg. line	40'	16'	20'	NA
Rear Yard	AS shown	20'	6'	10'
Side Yard	0'/8'	0'	0'	10'/2'
Min. space between End Bldgs.	NA	*20'/4'	*20'/4'	30'
Max. Height	35'	35'	35'	45'

\* Mid-block separation between end units may be reduced to 4'.

Residential Accessory Buildings/Lot Standards

- 1. Coverage (Max. percentage of Lot) 50%
- 2. Setback (Inside Lot)
  - From Front Street Line 60'
  - From Side/Rear Lot Line 0'
  - From Alley Line 0'
- Setback(Corner Lot)
  - From Side Street (Where abutting Lots Front) 10'
  - From Side Street (Where abutting Lots do not Front) 10'
  - From Rear Lot Line 0'
- Max. Height 27'

RESIDENTIAL ANALYSIS - PHASE 1B/PART TWO												
BLOCK	SINGLE FAMILY DETACHED						SINGLE FAMILY ATTACHED					
	32'	40'	50'	60'	65'	'70'	18'	20'	22'	24'	26'	
C	6	15	1	0	0	0	6	0	12	0	0	
D	4	5	0	0	0	0	6	0	12	13	0	
E	4	1	0	0	0	0	0	0	0	0	1	
Sub Total	14	21	1	0	0	0	12	0	24	13	1	
Totals							36					