

2.3.2 Lot Regulations and Setbacks

The setbacks, lot sizes, and lot coverages listed in the tables below shall establish the minimum separation and building requirements for Brookhill within the blocks as indicated. Note in the charts below that SFD= Single Family Detached and SFA= Single Family Attached

2 3 2 1 Neighborhood Service Center – Block 1

Requirement	Minimum	Maximum	Notes
Front setback	No minimum	30' maximum	Exceptions to the maximum setbacks shall be considered during the site plan process
Porches	No minimum	No maximum	
Side setback	No minimum	No maximum	
Side, Corner Lot setback	5'	No maximum	Minimum 10' bldg separation
Rear setback	5'	No maximum	
Height	No minimum	4 stories/ 60' 5 stories/70' with Special Exception	Buildings greater than 3 stories must step back a minimum of 15 feet after the 3 rd story or provide a minimum 15 foot front setback or side setback adjacent to a street
Lot size	No minimum	No maximum	
Building Footprint	No minimum	20,000 sf (Non-Residential) & No maximum for Residential Units	Maximum does not apply to assisted living facilities, rest homes, recreational and civic spaces, & health clubs

Note 1 Buildings over 3 stories shall require a 26' wide, exclusive of shoulders, aerial fire apparatus access road that is no more than 30' from the building to meet Fire and Rescue regulations

- 3 Side and rear minimum setbacks for any primary structure shall be constructed and separated in accordance with the current edition of the Building Code



Figure 2. Neighborhood Service Center Building Height Diagram