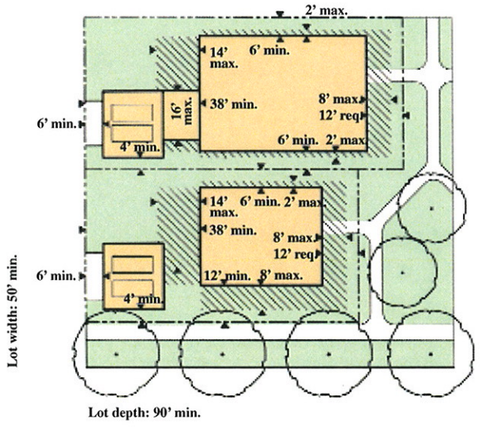
GREEN OVERLOOK

The Green Overlook lots are designed with clusters of four homes that shape a small common park. Vehicular access is from the rear of the lot off of short alley spurs, and a garage may be either detached or attached by means of a one-story backbuilding. Front porches face out onto the green, and the public path system provides access through the court to amenities beyond. The internal lots are deeper to give the court a distinctive shape. Typical lot sizes range from 4,500 to 6,500 square feet.



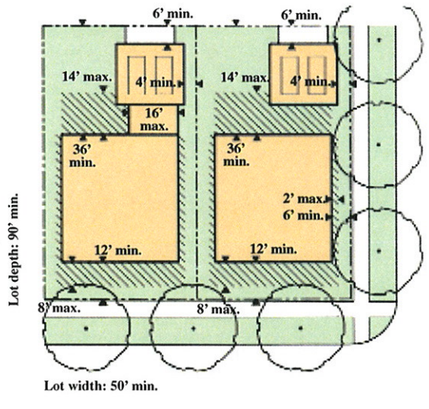
LOT DIAGRAM

Lot Size	
Width	50' min.
Depth	90' min.
Setbacks	
at Green	12' req.
at Street Side	12' min.
at Side	6' min.
at Rear	38' min.
Outbuilding at Rear	6' min.
Outbuilding at Side	4' min.
Encroachments	
at Street Side	8' max.
at Meadow	8' max.
at Side	2' max.
at Rear	14' max. (backbuilding) *
Porch Requirement	
per Lot	144 sf. min.
Height	
of Principal Building	2 1/2 stories max.
of Outbuilding	1 1/2 stories max.**

Notes:
1. Garages may be attached to the principal building only by means of a backbuilding with a maximum width of 16' and a minimum square footage of 160 sf.
2. Maximum allowed garage size is 576 sf (2-car garage) per lot.
* A maximum 160 sf of backbuilding is allowed to encroach into the rear setback on all lots including ones with detached garages.
* 1 1/2 story outbuilding is permitted. See definitions for specific requirements.

COTTAGE

Cottage lots are medium-sized lots located in the center of the neighborhood. Vehicular access is from the rear of the lot off of an alley, and a garage may be either detached or attached by means of a one-story backbuilding. Front porches are located in close proximity to the sidewalk. Specific Cottage lots (designated with an "R" on the plan) may be developed with larger footprints to create one-story "ranch" houses. Typical lot sizes range from approximately 5,000 to 7,000 square feet.



LOT DIAGRAM

Lot Size	
Width	50' min.
Depth	90' min.
Setbacks	
at Street	12' min.
at Side	6' min.
at Rear	36' min.
Outbuilding at Rear	6' min.
Outbuilding at Side	4' min.
Encroachments	
at Street	8' max.
at Side	2' max.
Backbuilding at Rear	14' max.*
Porch Requirement	
per Lot	144 sf. min.
Height	
of Principal Building	2 stories max.
of Backbuilding	1 story max.
of Outbuilding	1 story max.

Notes:
1. Garages may be attached to the principal building only by means of a backbuilding with a maximum width of 16' and a minimum square footage of 128 sf.
2. Maximum allowed garage size is 480 sf (2-car garage) per lot.
* A maximum 160 sf of backbuilding is allowed to encroach into the rear setback on all lots including ones with detached garages.