

Clearion P.D. Lot Types & R-5 Dimensional Standards Comparison

Cottage Homesite & R-5 Dimensions

	Clearion PD	R-5 Zoning
Min. Lot Width:	40'	<i>N/A (9,000SF Lot Area)</i>
Min. Lot Depth:	125'	<i>N/A (9,000SF Lot Area)</i>
Min. Lot Area:	5,000 SF	9,000 SF
Front Yard:	20'	25'
Rear Yard:	10'	10'
Side Yard:	5'	10'
Max. Lot Coverage:	65%	45%
Min. Dwelling Unit:	1,800 SF	50% 1,700, 50% 2,000
Max Height:	2.5-story, 36'	2-story, 30'

Executive Homesite & R-5 Dimensions

	Clearion PD	R-5 Zoning
Min. Lot Width:	50'	<i>N/A (9,000SF Lot Area)</i>
Min. Lot Depth:	120'	<i>N/A (9,000SF Lot Area)</i>
Min. Lot Area:	6,000 SF	9,000 SF
Front Yard:	20'	25'
Rear Yard:	10'	10'
Side Yard:	5'	10'
Max. Lot Coverage:	65%	45%
Min. Dwelling Unit:	1,850 SF	50% 1,700, 50% 2,000
Max Height:	2.5-story, 36'	2-story, 30'

Estate Homesite & R-5 Dimensions

	Clearion PD	R-5 Zoning
Min. Lot Width:	60'	<i>N/A (9,000SF Lot Area)</i>
Min. Lot Depth:	120'	<i>N/A (9,000SF Lot Area)</i>
Min. Lot Area:	7,200 SF	9,000 SF
Front Yard:	20'	25'
Rear Yard:	10'	10'
Side Yard:	5'	10'
Max. Lot Coverage:	65%	45%
Min. Dwelling Unit:	2,000 SF	50% 1,700, 50% 2,000
Max Height:	2.5-story, 36'	2-story, 30'

Signature Homesite & R-5 Dimensions

	Clearion PD	R-5 Zoning
Min. Lot Width:	80'	<i>N/A (9,000SF Lot Area)</i>
Min. Lot Depth:	125'	<i>N/A (9,000SF Lot Area)</i>
Min. Lot Area:	10,000 SF	9,000 SF
Front Yard:	20'	25'
Rear Yard:	10'	10'
Side Yard:	5'	10'
Max. Lot Coverage:	65%	45%
Min. Dwelling Unit:	2,000 SF	50% 1,700, 50% 2,000
Max Height:	2.5-story, 36'	2-story, 30'

Luxury Homesite & R-5 Dimensions

	Clearion PD	R-5 Zoning
Min. Lot Width:	120'	<i>N/A (9,000SF Lot Area)</i>
Min. Lot Depth:	165'	<i>N/A (9,000SF Lot Area)</i>
Min. Lot Area:	19,800	9,000 SF
Front Yard:	25'	25'
Rear Yard:	20'	10'
Side Yard:	10'	10'
Max. Lot Coverage:	65%	45%
Min. Dwelling Unit:	2,200 SF	50% 1,700, 50% 2,000
Max Height:	2.5-story, 36'	2-story, 30'