

## General Development Standards — Single-Family Cluster Homes (Type 2)

Type 2 cluster homes share similar characteristics of traditional single-family homes. Lot sizes are smaller and typically front a shared driveway.

### Setbacks

TYPE 2 (SINGLE-FAMILY HOMES)	
Development Standard	Type 2
Max. Height of Principal Bldg. Per Table 19.04.07	35'
Minimum Frontage	45'
MINIMUM SETBACKS FOR PRIMARY STRUCTURES (FROM EDGE OF SHARED DRIVE)	
Front Garage Access	20'
Side Street	15'
Side Setback	5'
Rear Setback	10'
Front Living	15'

### Additional Standards

- » **Building Height:** 35' maximum height measured at the vertical distance from the established grade to the highest point of the coping of a flat roof; or the mean height level between eaves and ridge for gable, hip, or gambrel roofs.
- » **Lot Coverage:** 60%
- » **Minimum Dwelling Size:** To be determined at Village Plan
- » **Clear View Triangle:** All structures shall be required to maintain a clear view triangle as defined under section 19.06 of the Saratoga Springs Municipal Code. Cluster lots accessing from a shared driveway are subject to a 15' site triangle.
- » **Garages:** Minimum two-car garage is required



## General Development Standards — Single-Family Homes (Type 3)

Type 3 homes share similar characteristics of traditional single-family homes. Lot sizes are smaller and homes may be three stories tall.

### Setbacks

TYPE 3 (SINGLE-FAMILY HOMES)	
Development Standard	Type 3
Max. Height of Principal Bldg. Per Table 19.04.07	35'
Minimum Frontage	40'
MINIMUM SETBACKS FOR PRIMARY STRUCTURES	
Front Garage Access	20'
Side Street	15'
Side Setback	5'
Rear Set back	10'
Front Living	15'

### Additional Standards

- » **Building Height:** 35' maximum height measured at the vertical distance from the established grade to the highest point of the coping of a flat roof; or the mean height level between eaves and ridge for gable, hip, or gambrel roofs.
- » **Lot Coverage:** 60%
- » **Minimum Dwelling Size:** To be determined at Village Plan
- » **Clear View Triangle:** All structures shall be required to maintain a clear view triangle as defined under section 19.06 of the Saratoga Springs Municipal Code. Cluster lots accessing from a shared driveway are subject to a 15' site triangle.
- » **Garages:** Minimum two-car garage is required



## General Development Standards — Accessory Structures Requiring a Building Permit

### Setbacks

- » **Front Yard:** Same as primary structure
- » **Side Yard:** 5' minimum
- » **Rear Yard:** 5' minimum
- » **Corner:** Same as primary structure for front and streetside

### Additional Development Standards

- » **Distance from Any Dwelling Unit:** 5' minimum
- » **Height:** As per Saratoga Springs Municipal Code
- » **Requirements:** Accessory structures shall meet the requirements of the Saratoga Springs Municipal Code section 19.05.

## General Development Standards — Townhomes, Apartments, and Condos (Type 4)

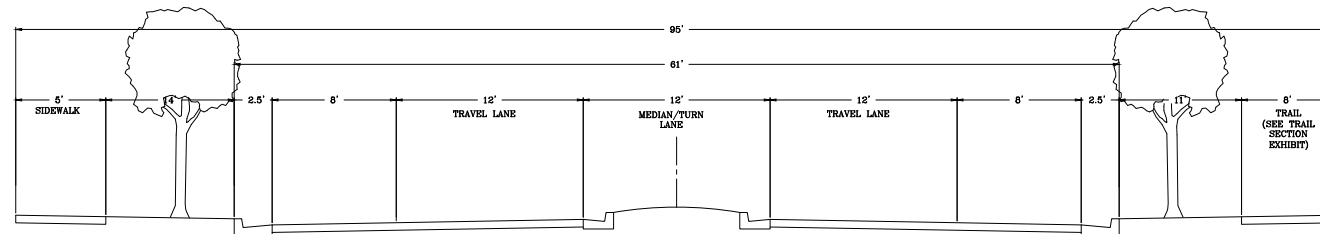
Townhomes are typically defined as a row of houses built in a similar style and sharing common walls as well as having a separate entrance for each dwelling. Townhomes may be front loaded or rear loaded with attached courtyards. Apartments and condos are stacked units.

TYPE 4 (MULTI-FAMILY HOMES)			
Development Standard	Front-Load Townhomes	Rear-Load Townhomes	Apartments/Condos
Buffer Requirement between Multi & Single	20'	20'	N/A
Max. Height of Principal Bldg. Per Table 19.04.07 MR-Zone	40'	40'	45' Stacked Table 19.04.07
MINIMUM SETBACKS FOR PRIMARY STRUCTURES			
Rear Garage Access	N/A	5'	5'
Front Garage Access	20'	N/A	5'
Side Street	15'	15'	10'
Side Building Spacing	15'	15'	15'
Rear Building spacing	25'	N/A	15'
Rear Setback	15'	N/A	15'
Front Setback	N/A	10'	N/A
Front Living	15'	N/A	N/A

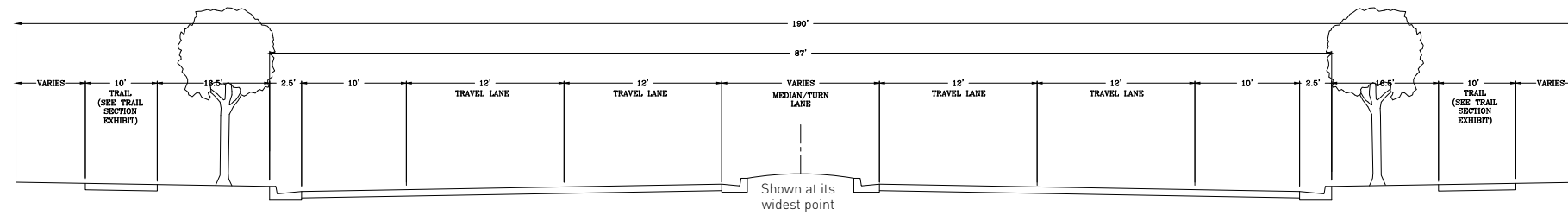
**Height:** As measured at the vertical distance from the established grade to the highest point of the coping of a flat roof or the deck line of a mansard roof; or the mean height level between eaves and ridge for gable, hip, or gambrel roofs.

**Parking:** Off-street parking shall be provided for any product with less than a 20' driveway at a rate of 0.25 spaces per unit with 2.25 parking space required per unit.





**95' RIGHT-OF-WAY MINOR ARTERIAL ROADWAY CROSS SECTION  
PER CITY DETAIL ST-10 (2019) W/ 8' TRAILS**



**EXISTING 190' RIGHT-OF-WAY / ENTRANCE MONUMENT MAJOR ARTERIAL ROADWAY CROSS SECTION  
AS APPROVED WITH VILLAGE 3A PLAT A-1**



**ENGINEERS  
SURVEYORS  
PLANNERS**

3302 N. Main Street  
Spanish Fork, UT 84660  
Phone: 801.798.0555  
Fax: 801.798.9393  
office@lei-eng.com  
www.lei-eng.com

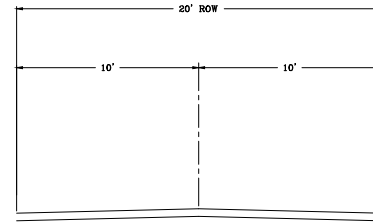
**WILDFLOWER**  
SARATOGA SPRING, UTAH  
**ARTERIAL ROADWAY CROSS SECTIONS**

REVISIONS	
1 -	
2 -	
3 -	
4 -	
5 -	

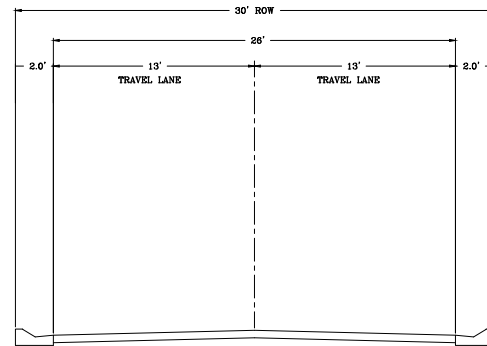
LEI PROJECT #  
**2013-0902**  
DRAWN BY:  
**DSE**  
CHECKED BY:  
**GDM**  
SCALE:  
**NONE**  
DATE:  
**12/17/2021**

EXHIBIT  
**4**

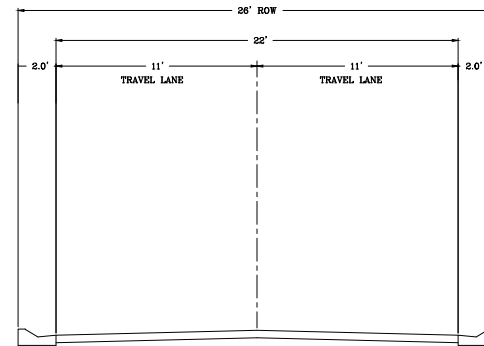




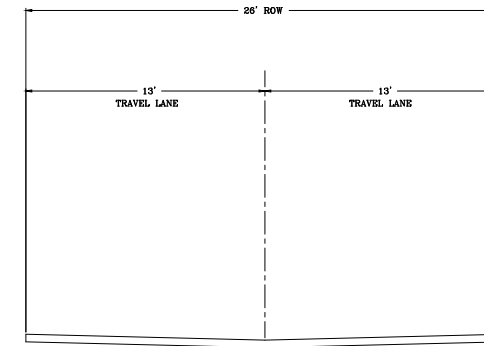
**20' EMERGENCY ACCESS ROAD  
& UTILITY ACCESS TRAIL / ROAD**



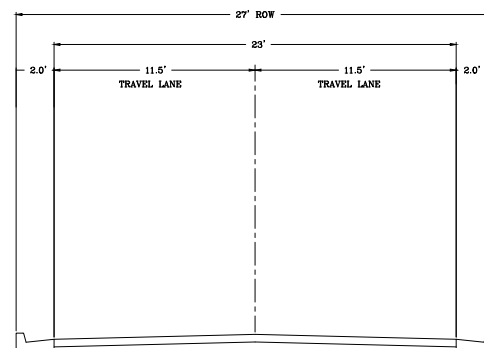
**30' PRIVATE ROADWAY CROSS SECTION**



**26' PRIVATE ROADWAY CROSS SECTION**



**26' PRIVATE ALLEY CROSS SECTION**



**27' PRIVATE SHARED ROADWAY CROSS SECTION W/ HIGH BACK CURB**



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Spanish Fork, UT 84660  
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Fax: 801.798.9393  
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www.lei-eng.com

**WILDFLOWER**  
SARATOGA SPRING, UTAH  
**PRIVATE ROADWAY CROSS SECTIONS**

REVISIONS	
1	
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EXHIBIT  
**1**

