



# Lot Width Minimums

**Lot Width and Lot Size Minimums for Alley-Loaded  
Single Family Homes**

**February 25, 2020**

# Envision Franklin Guidance

- \*Alley-loaded single family homes
- Lot Width and Lot Size Minimums
  - 45' minimum lot width
  - 4,950 minimum lot size (45 ft x 110 ft)
- Applies to Single Family, Mixed Residential and Conservation Subdivision Design Concepts



Neighborhoods  
with Alley-  
Loaded Lots that  
meet the 45 ft  
minimum

- Barclay
- Cornerstone
- Carlisle
- Lockwood Glen
- McKay's Mill
- Moores Landing
- Tywater Crossing
- Villages of Clovercroft
- Westhaven
- Willow Springs







Neighborhoods  
with Alley-  
Loaded Lots less  
than 45 feet in  
width

- Westhaven
- Berry Farms
- Lockwood Glen
- Simmons Ridge (Development Plan Revision 4)
- Waters Edge (Development Plan Revision 4)
- Echelon (11 lots)
- Jamison Station Cottages (8 lots)







# Percentage of Total Units on Lots Narrower than 45 feet in width:

## Examples

Lockwood Glen  
11% of units

Simmons Ridge  
12% of units

Echelon  
7% of units

Waters Edge  
10% of units

Southbrook  
Version 1  
27%

Southbrook  
Version 2  
38%

# Percentage of Total Units on Lots Narrower than 40 feet in width:

## Examples

Lockwood Glen  
9% of units

Simmons Ridge  
12% of units

Echelon  
0% of units

Waters Edge  
0% of units

Southbrook  
Version 1 (shown  
as 34'-40' width)  
16%

Southbrook  
Version 2 (shown  
as 34'-40' width)  
20%



Recommendations  
Based upon

For Single Family, Mixed Residential, and  
Conservation Subdivision Design Concepts:

- Development Requests;
- Existing Neighborhoods;
- Feedback from FMPC and BOMA;
- Housing Affordability/Housing Options
- Previous City standard for “Traditional” areas

## Recommendation

For Single Family, Mixed Residential, and Conservation Subdivision Design Concepts:

- Lots with single family dwellings accessed by alleys should have a minimum lot width of 40 feet and a minimum lot size of 4,000 square feet. However, if infrastructure, drainage, and parking concerns are adequately addressed, up to 10% of the total number of residential units could be on narrower lots as long as they are interspersed throughout the proposed development.

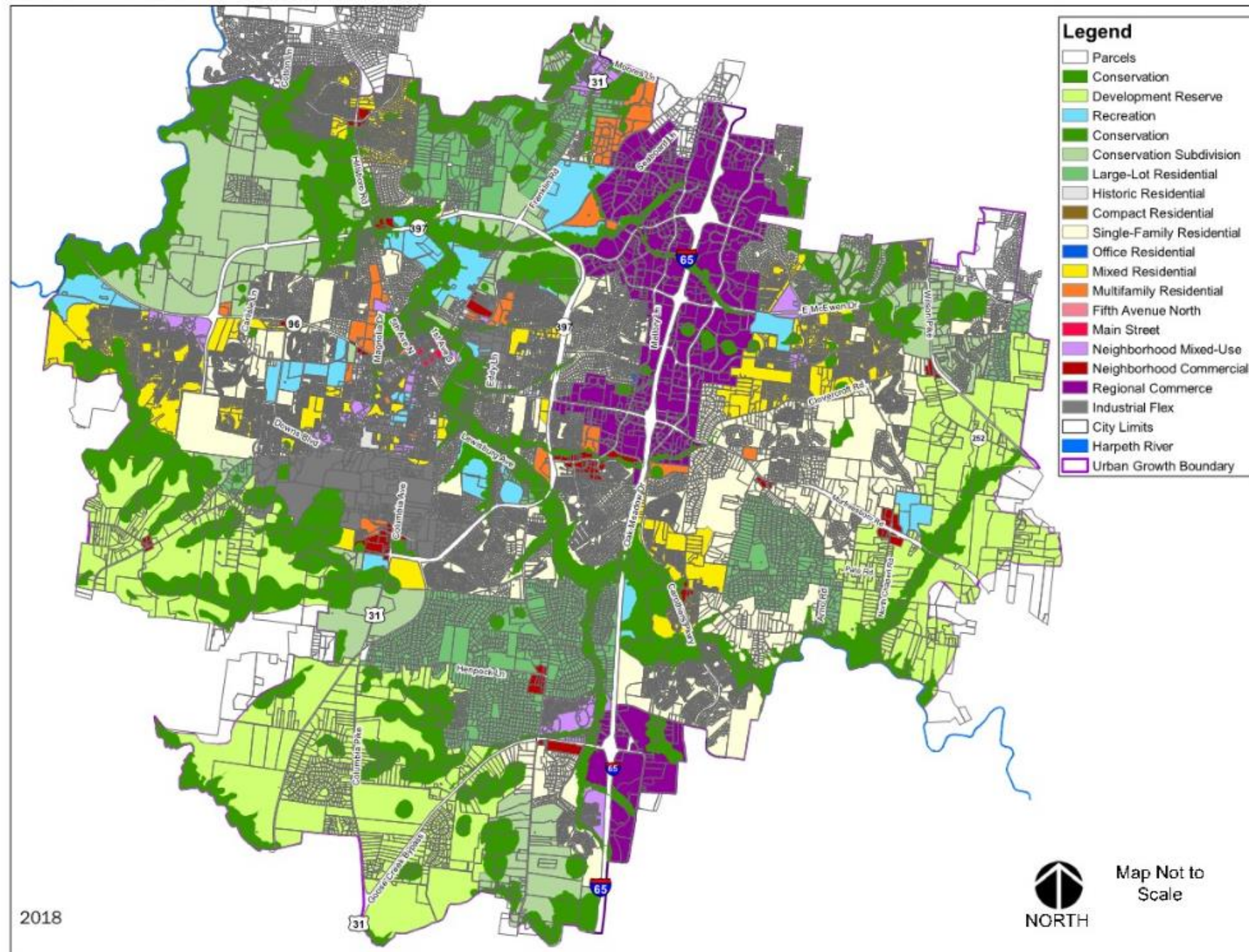


Minimums Apply to:

Single Family  
Residential  
(light yellow)

Mixed Residential  
(bright yellow)

Conservation  
Subdivision  
(light green)



# Project Schedule:

- February 13, 2020 Community Meeting
  - 21 attendees
  - 10 comment cards received (9/10 in support or suggesting a higher percentage under 40 feet in width);
  - Received a few emails against proposal to “hold the line.”
- February 25, 2020 BOMA Work Session
- February 27, 2020 Joint Conceptual Workshop
- March 26, 2020 FMPC at 7:00 PM (Public Hearing)