

*reasons for modification
of minimum setbacks for*



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introduction

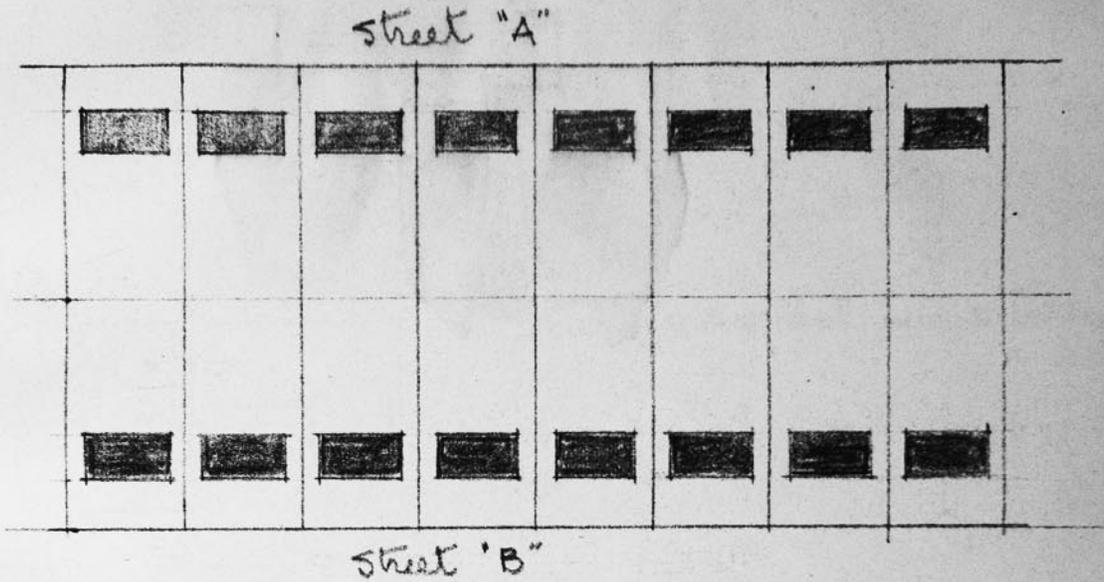
This booklet attempts to set forth certain aspects of good planning objectives for Cliff May Homes, and the better living that is the result of such planning.

It is concerned, not with individual houses on individual lots, but with large, or comparatively large tracts, and with the problems involved when setback restrictions designed for individual plots are applied to these large developments.

Principles of planning only are being considered - not specific instances - and, as will be seen, the diagrams contained herein are highly simplified for purposes of illustration. Only one general type of house has been indicated, although there are actually seven production models of Cliff May Homes. Garages and carports have been omitted altogether for sake of clarity.

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all too often we see site layouts of this type....
(In fact, some local codes demand that some part of
the building be located on the front setback line)

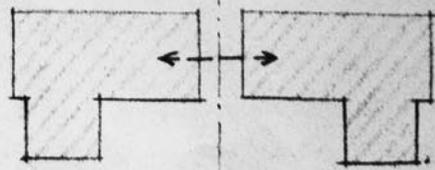
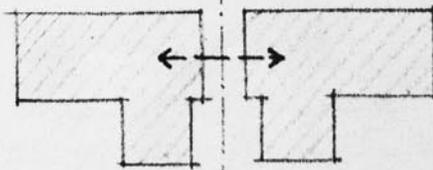


This effectively separates the houses on Street "A" from those on Street "B", but....

the problem of rear yard separation is hardly ever critical, while the problem of space between adjacent houses almost always is.

This condition becomes critical when....

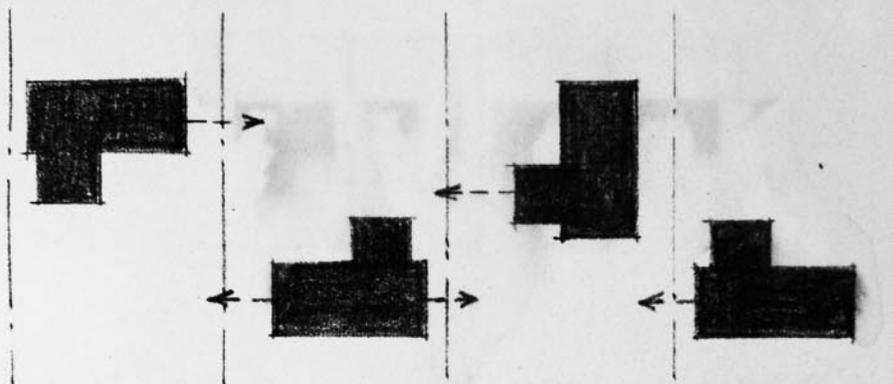
...bedrooms look into bedrooms...



... living rooms look into living rooms...

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on the other hand, if we stagger the houses in relationship to one another, like this



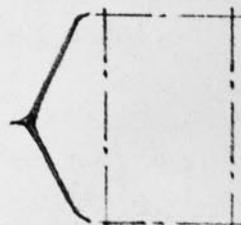
... although it costs the builder more to do, we achieve a better appearance from the street, as well as getting:

- more space
- more light
- more air
- more privacy
- more protection against sounds and noise...

.... and our views are more distant ones, looking into open spaces rather than into a building wall or the windows of the house next door.

However, we cannot enjoy the benefits of this freedom of placement if we are forced to adhere to rigid front and rear yard setback restrictions.

Because, with a lot only so deep...



... very often only 100 feet deep...



the house must be pushed to the front setback line...

because it is forced there by the rear setback line...

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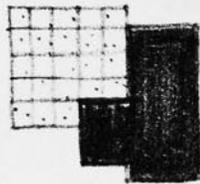
TO break up
monotony of same look &

Cliff May Homes are especially adapted to this type of planning.

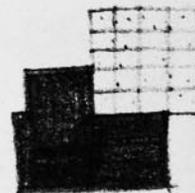
Unlike yesterday's house, with all of its design given to the front, Cliff May Homes are designed from the inside out, and with their quality of any side of the house presenting an attractive appearance from the street, they can be turned in any direction on the lot to take fullest advantage of sun, breezes, views, ~~and other important considerations.~~

This new type of home enables the planner or builder to exploit the great feature of outdoor living, because the patio area can be placed at any part of the lot....

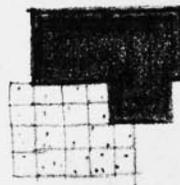
...at the side...



... in the front ...



... or in the rear....



... whichever is best for the lot upon which the house is being placed.

We must realize that these modern, one-story ranch houses are spread out, and are a great deal longer (with more cross-ventilation, light, and access to patios) than yesterday's two-story house of the same area...



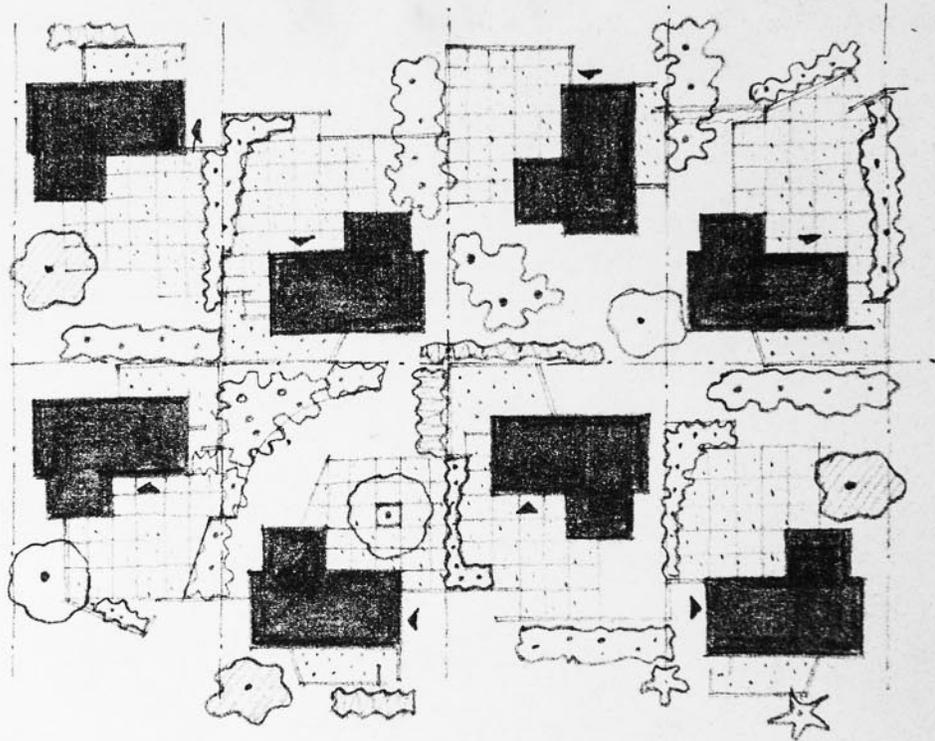
... in some cases, more than twice as long...

... and this fact, coupled with flexibility of orientation, requires a greater freedom of placement on the property if all of the advantages are to be realized.

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It is certainly obvious that in good site planning for better living our goal should be the maximum separation of houses in all directions.

Realizing this, let us apply our staggered house placement to a condition with opposing rear yards, like this



This diagram has been over-simplified for purposes of illustration. While we do not propose such extremes of placement, the principle remains. Half of the houses are in violation of normal rear yard setbacks, but see how this violation has improved all of the houses.

As you can readily see, we have achieved our purpose of more space, light, air and privacy, and we have accomplished ample rear yard separation (the average distance would actually be greater than the usual existing minimum requirements). Where one house has a small rear yard, the outdoor living of one is in front. The opposing house has a ~~large rear yard~~ and its patio is in the back.

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The important thing is that the tract development, with the builder's control over the placement of every house, must be judged on its accomplishments in providing maximum living benefits for all the homeowners, and not on its conformance to inappropriate, static, and inflexible setback requirements.

This booklet is not an argument for the general relaxing of setback requirements, nor do we feel that minimum setbacks should be abandoned. We do believe, however, that if a developer or builder submits a tract layout based on planning objectives outlined in this booklet which, after review by the governing bodies and the land planning section of the F.H.A. & U.A., they feel works for the mutual benefit of the individual homeowner in particular, and the community as a whole, then a specific modification of requirements should be granted for this particular layout, without establishing precedent for other developments that do not fulfill these objectives.

Spitch

more space

easier to read

& make 2 sentences

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