

Existing Core Residential (CR) vs Proposed Core Residential

DIMENSIONAL REQUIREMENTS

	EXISTING CR	PROPOSED CR
MIN LOT AREA		
<i>Single-Family Dwelling</i>	7,260 sf	7,200 sf
<i>Two-Family Dwelling</i>	-	8,500 sf
<i>Multi-Family Dwelling, 3-4 units</i>	-	5,000 sf/du ¹ (9 du/acre)
<i>Multi-Family Dwelling, 5+ units</i>	-	-
<i>Nonresidential Use</i>	15,000 sf	15,000 sf
MIN LOT WIDTH ²		
<i>Single- or Two-Family Dwelling</i>	60 ft	50 ft
<i>Multi-Family or Nonresidential Use</i>	-	50 ft
MIN FRONT SETBACK		
<i>Primary Use</i>	25 ft	25 ft ³
MIN SIDE SETBACK		
<i>Single- or Two-Family Dwelling</i>	8 ft / 58 ft ^A	8 ft
<i>Multi-Family or Nonresidential Use</i>	-	10 ft
<i>Accessory Use</i>	5 ft	5 ft / 8 ft ⁴
MIN REAR SETBACK		
<i>Single- or Two-Family Dwelling</i>	25 ft / 75 ft ^A	25 ft
<i>Multi-Family Dwelling or Other Use</i>	-	35 ft
<i>Accessory Use</i>	5 ft	5 ft / 10 ft ⁴

- NOTES:** (1) Minimum requirement defined as square feet per dwelling unit (sf / du).
 (2) Or the most common lot width on the block within +/- 3 feet, whichever is less. Minimum lot width may be subject to increases depending on site grading needs.
 (3) Where 30% of the lots on a block are developed, the most common front setback shall be the minimum so as to establish a consistent building line.
 (4) The larger setback requirement shall apply to accessory dwelling units.
 (A) 128-27 D.3: Residential uses proposed for previously undeveloped property abutting a Rural, General Commercial, Rural Light Industrial, or Heavy Industrial District shall include a fifty-foot landscaped buffer set back from the adjoining district. The landscaped buffer shall be in addition to any other setback requirement for the lot.

BULK REQUIREMENTS

	EXISTING CR	PROPOSED CR
MAX BUILDING HEIGHT		
<i>Single-Family or Two-Family Dwelling</i>	30 ft	35 ft
<i>Multi-Family Dwelling</i>	-	35 ft
<i>Accessory Use</i>	18 ft	18 ft
MAX BUILDING COVERAGE		
	20%	20%

MAX LOT COVERAGE ²

<i>Dwelling, up to 4 units</i>	-	-
<i>Multi-Family Dwelling, 5+ units</i>	-	-
<i>Nonresidential Use</i>	-	30%

- NOTES:** (1) Building height may be further restricted depending on surrounding neighborhood context, per **Section XX**.
(2) Measured by the gross impervious surface of the lot.