

**Existing Residential C and Multi-Family vs Proposed Mixed-Density Residential**

**DIMENSIONAL REQUIREMENTS**

	EXISTING Residential C	EXISTING Multi-Family	PROPOSED MDR
<b>MIN LOT AREA</b>			
<i>Single-Family Dwelling</i>	8,500 sf	8,500 sf	8,500 sf
<i>Two-Family Dwelling</i>	8,500 sf (+5,000 sf/du)	8,500 sf (+5,000 sf/du)	8,500 sf
<i>Multi-Family Dwelling, 3-4 units</i>	8,500 sf (+5,000 sf/du) <sup>B</sup>	8,500 sf (+5,000 sf/du)	3,500 sf/du <sup>1</sup> (12 du/acre)
<i>Multi-Family Dwelling, 5+ units</i>	-	5,445 sf/du (8 du/acre)	2,500 sf/du <sup>1</sup> (17 du/acre)
<i>Nonresidential Use</i>	15,000 sf	15,000 sf	15,000 sf
<b>MIN LOT WIDTH<sup>2</sup></b>			
<i>Single- or Two-Family Dwelling</i>	50 ft	60 ft	50 ft
<i>Multi-Family or Nonresidential Use</i>	100 ft (+2.5 ft each unit over two units) <sup>C</sup>	100 ft (+2.5 ft each unit) <sup>D</sup>	60 ft
<b>MIN FRONT SETBACK</b>			
<i>Primary Use</i>	30 ft	35 ft	25 ft <sup>3</sup>
<b>MIN SIDE SETBACK</b>			
<i>Single- or Two-Family Dwelling</i>	8 ft / 16 ft	16 ft	8 ft
<i>Multi-Family or Nonresidential Use</i>	16 ft	-	12 ft
<i>Accessory Use</i>	5 ft	5 ft	5 ft / 8 ft <sup>4</sup>
<b>MIN REAR SETBACK</b>			
<i>Single- or Two-Family Dwelling</i>	25 ft / 75 ft <sup>A</sup>	25 ft	25 ft
<i>Multi-Family Dwelling or Other Use</i>	40 ft	40 ft	35 ft
<i>Accessory Use</i>	5 ft	5 ft	5 ft / 10 ft <sup>4</sup>

**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.

(B)128-100<sup>11</sup> Density for a two- , three- and four-family development is an additional 5,000 square feet per dwelling unit.

(C)128-100<sup>4</sup> Minimum lot width for a single-family dwelling is 50 feet and for a two- , three- and four-family it is 100 feet plus 2.5 feet for each unit over two units.

(D)128-100<sup>3</sup> Minimum lot width for a two- , three- or four-family and multifamily development is 100 feet plus 2.5 feet for each dwelling unit.

**BULK REQUIREMENTS**

	<b>EXISTING Residential C</b>	<b>EXISTING Multi-Family</b>	<b>PROPOSED MDR</b>
<b>MAX BUILDING HEIGHT</b>			
<i>Single-Family or Two-Family Dwelling</i>	<b>30 ft</b>	<b>35 ft</b>	<b>35 ft</b>
<i>Multi-Family Dwelling</i>	<b>30 ft</b>	<b>35 ft</b>	<b>45 ft <sup>1</sup></b>
<i>Accessory Use</i>	<b>18 ft</b>	<b>18 ft</b>	<b>18 ft</b>
<b>MAX BUILDING COVERAGE</b>			
	<b>30%</b>	<b>30%</b>	<b>30%</b>
<b>MAX LOT COVERAGE <sup>2</sup></b>			
<i>Dwelling, up to 4 units</i>	-	-	-
<i>Multi-Family Dwelling, 5+ units</i>	-	-	<b>35%</b>
<i>Nonresidential Use</i>	-	-	<b>35%</b>

**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.