

Existing Residential A and B vs Proposed Low Density Residential

DIMENSIONAL REQUIREMENTS

	EXISTING Residential A	EXISTING Residential B	PROPOSED LDR
<i>MIN LOT AREA</i>			
<i>Single-Family Dwelling</i>	14,520 sf	8,500 sf	10,000 sf
<i>Two-Family Dwelling</i>	-	-	12,000 sf
<i>Multi-Family Dwelling, 3-4 units</i>	-	-	6,500 sf/du¹ (7 du/acre)
<i>Multi-Family Dwelling, 5+ units</i>	-	-	6,500 sf/du¹ (7 du/acre)
<i>Nonresidential Use</i>	-	15,000 sf	15,000 sf
<i>MIN LOT WIDTH²</i>			
<i>Single- or Two-Family Dwelling</i>	100 ft	60 ft	60 ft
<i>Multi-Family or Nonresidential Use</i>	-	-	70 ft
<i>MIN FRONT SETBACK</i>			
<i>Primary Use</i>	35 ft	25 ft	25 ft³
<i>MIN SIDE SETBACK</i>			
<i>Single- or Two-Family Dwelling</i>	10 ft / 60 ft^A	8 ft / 58 ft^A	10 ft
<i>Multi-Family or Nonresidential Use</i>	-	-	15 ft
<i>Accessory Use</i>	5 ft	5 ft	5 ft / 10 ft⁴
<i>MIN REAR SETBACK</i>			
<i>Single- or Two-Family Dwelling</i>	25 ft / 75 ft^A	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	5 ft / 10 ft⁴

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 Residential A	EXISTING Residential B	PROPOSED LDR
<i>MAX BUILDING HEIGHT</i>			
<i>Single-Family or Two-Family Dwelling</i>	30 ft	30 ft	35 ft
<i>Multi-Family Dwelling</i>	-	-	-
<i>Accessory Use</i>	18 ft	18 ft	18 ft

MAX BUILDING COVERAGE				
	20%		20%	20%
MAX LOT COVERAGE ²				
<i>Dwelling, up to 4 units</i>	-		-	-
<i>Multi-Family Dwelling, 5+ units</i>	-		-	30%
<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.