

ARTICLE 4. RESIDENTIAL DISTRICT - LAND USE TYPES

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4.1 PURPOSE STATEMENTS

Any of the identified land uses listed below shall be allowed throughout the residential district as regulated by its dimensional standards, bulk regulations and general standards of applicability for each land use type.

A. Single-Family Estate

The Single-Family estate land use is intended to accommodate residential dwellings on estate-type properties a minimum of 10,000 square feet. Limited non-residential uses that are compatible with surrounding residential neighborhoods may be permitted.

B. Single-Family Moderate

The Single-Family large land use is intended to accommodate residential dwellings on larger lot properties a minimum of 5,000 square feet. Limited non-residential uses that are compatible with surrounding residential neighborhoods may be permitted.

D. Single-Family Urban

The Single-Family urban land use is intended to accommodate residential dwellings on urban-sized lots a minimum of 3,500 square feet. Limited non-residential uses that are compatible with surrounding residential neighborhoods may be permitted.

E. Two-Family

The Two-Family land use is intended to accommodate a mixture of small single-family dwellings and two-family dwellings on urban to moderate-sized lots. Limited non-residential uses that are compatible with surrounding residential neighborhoods may be permitted.

F. Multi-Family Low Density

The Multi-Family-Low Density land use is intended to accommodate low-density townhouses and low-density multi-family dwellings. Limited non-residential uses that are compatible with surrounding residential neighborhoods may be permitted.

G. Multi-Family Moderate Density

The Multi-Family- Moderate Density land use is intended to accommodate moderate density townhouses and moderate density multi-family dwellings. Limited non-residential uses that are compatible with surrounding residential neighborhoods may be permitted.

H. Non-Residential / Other Residential Uses

This land use is intended to accommodate an integration of non-traditional residential uses and compatible non-residential land uses within a residential area.

4.2 USES

Article 8 lists permitted and special principal uses and temporary uses for the residential districts.

4.3 DIMENSIONAL STANDARDS

Table 4-1: Residential Districts Dimensional Standards establishes the dimensional standards for the residential districts. These regulations apply to all uses within each district unless a different standard is listed for a specific use.

4.4 GENERAL STANDARDS OF APPLICABILITY

A. Design Standards

Detached single-family and multi-family dwellings, as well as any non-residential development within the residential districts, must meet the design standards of Article 7.

B. Site Development Standards

See Article 9 for additional on-site development standards and requirements, such as exterior lighting, accessory structures and uses, fences and walls, and permitted encroachments. **ADD protections from height of multi-family buildings (daylight plane).**

C. Off-Street Parking and Loading

See Article 10 for off-street parking and loading standards and requirements.

D. Landscape

See Article 11 for landscape, buffering, and screening standards and requirements.

Table 4-1: Residential Land Uses Dimensional Standards				
Residential Land Use	SF Estate Use	SF Moderate Use	SF Urban Use	
Bulk Standards				
Minimum Lot Area	10,000 sq. ft. Park/Playground: None	SF: 6,200 sq. ft. Non-Residential: 10,000 sq. ft. Park/Playground: None	SF: 3,500 sq. ft. Non-Residential: 10,000 sq. ft. Park/Playground: None	
Minimum Lot Width	50' Park/Playground: None	50' Park/Playground: None	30' Non-Residential: 50' Park/Playground: None	
Maximum Building Height	30' Non-Residential: 30' but may go to 45' if building set back 1 additional foot from each required setback for each additional 2 feet of building height above 30'	30' Non-Residential: 30' but may go to 45' if building set back 1 additional foot from each required setback for each additional 2 feet of building height above 30'	30' Non-Residential: 30' but may go to 45' if building set back 1 additional foot from each required setback for each additional 2 feet of building height above 30'	
Maximum Building Coverage	35%	35%	60%	
Maximum Impervious Surface	50% Non-Residential: 70%	50% Non-Residential: 70%	60% Non-Residential: 70%	
Required Setbacks				
Minimum Front Setback	30' or average of front setback of abutting structures In no event shall this regulation require a front yard of more than 60'	30' or average of front setback of abutting structures In no event shall this regulation require a front yard of more than 60'	20' or average of front setback of abutting structures In no event shall this regulation require a front yard of more than 50'	
Minimum Interior Side Setback	6'	6'	5'	
Minimum Corner Side Setback	9' Required corner side setback may be reduced to maintain a buildable width of 35', but in no case may be less than 6'	9' Required corner side setback may be reduced to maintain a buildable width of 35', but in no case may be less than 6'	8' Required corner side setback may be reduced to maintain a buildable width of 30', but in no case may be less than 5'	
Minimum Reverse Corner Side Setback - SF & 2F Only	9', or ½ of the sum of 9' plus the existing front setback of the lot whose front lot line is substantially a continuation of the reverse corner side lot line, whichever is greater Required reverse corner side setback may be reduced to maintain a buildable width of 35', but in no case may be less than 6'	9', or ½ of the sum of 9' plus the existing front setback of the lot whose front lot line is substantially a continuation of the reverse corner side lot line, whichever is greater Required reverse corner side setback may be reduced to maintain a buildable width of 35', but in no case may be less than 6'	8', or ½ of the sum of 8' plus the existing front setback of the lot whose front lot line is substantially a continuation of the reverse corner side lot line, whichever is greater Required reverse corner side setback may be reduced to maintain a buildable width of 30', but in no case may be less than 5'	
Minimum Rear Setback	35' or 20% of lot depth, whichever is less	35' or 20% of lot depth, whichever is less	25' or 20% of lot depth, whichever is less	

Table 4-1: Residential Land Use Dimensional Standards				
Residential Land Use	Two-Family Use	Multi-Low Use	Multi-Moderate Use	
Bulk Standards				
Minimum Lot Area	2F: 5,000 sq. ft.	TH & MF: 5,000 sq. ft. + 900 sq. ft. for each du after first 2 du Non-Residential: 10,000 sq. ft. Park/Playground: None	TH & MF: 5,000 sq. ft. + 700 sq. ft. for each du after first 2 du Non-Residential: 10,000 sq. ft. Park/Playground: None	
Minimum Lot Width	SF: 35' 2F: 50' Non-Residential: 50' Park/Playground: None	SF: 35' 2F: 50' TH & MF: 60' Non-Residential: 50' Park/Playground: None	SF: 35' 2F, TH & MF: 50' Non-Residential: 50' Park/Playground: None	
Maximum Building Height	35' Non-Residential: 35' but may go to 45' if building set back 1 additional foot from each required setback for each additional 2 feet of building height above 35'	35' Non-Residential: 35' but may go to 45' if building set back 1 additional foot from each required setback for each additional 2 feet of building height above 35'	45' Non-Residential: 45' but may go to 55' if building set back 1 additional foot from each required setback for each additional 2 feet of building height above 45'	
Maximum Building Coverage	SF: 40% 2F: 50%	SF: 40% 2F: 50% TH & MF: 60%	SF: 40% 2F: 50% TH & MF: 70%	
Maximum Impervious Surface	SF: 65% 2F: 70% Non-Residential: 70%	SF: 65% 2F: 70% TH & MF: 75% Non-Residential: 75%	SF: 65% 2F: 70% TH & MF: 80% Non-Residential: 80%	
Required Setbacks				
Minimum Front Setback	20' or average of front setback of abutting structures In no event shall this regulation require a front yard of more than 50'	20'	15'	
Minimum Interior Side Setback	5'	Lots 50' or less in width: 5' Lots greater than 50' in width: 10% of lot width, or 10', whichever is less	Lots 50' or less in width: 5' Lots greater than 50' in width: 10% of lot width, or 10', whichever is less	
Minimum Corner Side Setback	8' Required corner side setback may be reduced to maintain a buildable width of 30', but in no case may be less than 5'	Lots 50' or less in width: 8' Lots greater than 50' in width: 15% of lot width, or 15', whichever is less Required corner side setback may be reduced to maintain a buildable width of 25', but in no case may be less than 5'	Lots 50' or less in width: 8' Lots greater than 50' in width: 15% of lot width, or 15', whichever is less Required corner side setback may be reduced to maintain a buildable width of 25', but in no case may be less than 5'	
Minimum Reverse Corner Side Setback - SF & 2F Only	8', or ½ of the sum of 8' plus the existing front setback of the lot whose front lot line is substantially a continuation of the reverse corner side lot line, whichever is greater Required reverse corner side setback may be reduced to maintain a buildable width of 30', but in no case may be less than 5'	8', or ½ of the sum of 8' plus the existing front setback of the lot whose front lot line is substantially a continuation of the reverse corner side lot line, whichever is greater Required reverse corner side setback may be reduced to maintain a buildable width of 25', but in no case may be less than 5'	8', or ½ of the sum of 8' plus the existing front setback of the lot whose front lot line is substantially a continuation of the reverse corner side lot line, whichever is greater Required reverse corner side setback may be reduced to maintain a buildable width of 25', but in no case may be less than 5'	
Minimum Rear Setback	25' or 20% of lot depth, whichever is less	25' or 20% of lot depth, whichever is less	25' or 20% of lot depth, whichever is less	