

Residential Development Standards TABLE 3.190-1

RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS

STANDARD	RR	RS-10	RS-6.5	HM	RS-5	RM	RMA	HDR
Minimum Property Size or Land Requirements by Unit Type (1)(18)								
Single dwelling unit (SDU) <u>over 1,250 SF</u> (1) (21)	5 acres (15)	10,000 sf	6,500 sf	5,000 sf	5,000 sf	3,500 sf	N/A	N/A
<u>Small SDU or Duplex 750 – 1250 SF (21)</u>	<u>5 acres (15)</u>	<u>6,500 sf</u>	<u>4,000 sf</u>	<u>3,000 sf</u>	<u>3,000 sf</u>	<u>2,000 sf</u>	<u>N/A</u>	<u>N/A</u>
<u>Small SDU or Duplex Less than 750 SF (21)</u>	<u>5 acres (15)</u>	<u>5,000 sf</u>	<u>3,000 sf</u>	<u>2,500 sf</u>	<u>2,500 sf</u>	<u>1,500 sf</u>	<u>N/A</u>	<u>N/A</u>
Townhouse (1)(16)(19)(20)	1,500 sf	1,500 sf	1,500 sf	1,500 sf	1,500 sf	1,500 sf	1,500 sf	None (20)
Two primary dwellings on one property (1)	N/A	N/A	N/A	7,000 sf	N/A	3,500 sf	3,500 sf	N/A
Duplex (1)	5 acres (15)	10,000 sf	6,500 sf	5,000 sf	5,000 sf	3,500 sf	3,500 sf	None
Triplex (1)(16)(20)	5 acres	10,000 sf	6,500 sf	5,000 sf	5,000 sf	5,000 sf	5,000 sf	None (20)
Fourplex (1)(16)(20)	5 acres	10,000 sf	7,000 sf	7,000 sf	7,000 sf	7,000 sf	7,000 sf (17)	None (20)
Cottage Cluster (1)(16) (17) (20)	5 acres	10,000 sf	7,000 sf	7,000 sf	7,000 sf	7,000 sf	7,000 sf	None (20)
Multiple-dwelling units: Studio and 1 bedroom units (1)(20)	N/A	N/A	N/A	N/A	N/A	2,000 sf/ unit None	1,500 sf/ unit None	None (20)
— 2 and 3 bedroom units (1)(20)	N/A	N/A	N/A	N/A	N/A	2,400 sf/ unit	1,800 sf/ unit	None (20)
— 4 or more bedroom units and SRO developments (1)(20)	N/A	N/A	N/A	N/A	N/A	3,000 sf/ unit	2,200 sf/ unit	None (20)
Minimum Lot Widths (18): Townhouse All other uses	20 ft N/A	20 ft 65 ft	20 ft 50 ft	20 ft 35 ft	20 ft 40 ft	20 ft 30 ft	None None	None None
Residential Density (20):								
Minimum Density (units per gross <u>net</u> acres)	None	None	None	None	None	None <u>12</u>	None <u>20</u>	25
Maximum Density (units per gross acre)	(20)	(20)	(20)	(20)	(20)	25 (20) <u>None</u>	35 <u>None</u>	50 <u>None</u>
Setbacks (4)(18):								
Minimum Front <u>Setback</u> (4)	20 ft <u>15 ft</u>	20 ft <u>12 ft</u>	45 ft <u>10 ft</u>	45 ft <u>10 ft</u>	45 ft <u>10 ft</u>	45 ft <u>10 ft</u>	42 ft <u>10 ft</u>	10 ft
Maximum Front Setback	None	None	None	None	None	(14)	(14)	(14)
Min. Garage or carport vehicle entrance <u>Front Setback</u> (10)	20 ft	20 ft	20 ft (7)	20 ft (7)	20 ft (7)	20 ft (7)	20 ft (7)	20 ft (7)
Minimum Interior <u>Side Setback</u> (4): ● <u>single-story</u> (4) ● two or more stories	5 ft 8 ft	5 ft 8 ft	5 ft 8 ft	5 ft 6 ft	5 ft 6 ft	10 ft (5) 10 ft (5)(6)	10 ft (5) 10 ft(5)(6)	10 ft (5) 10 ft(5)(6)
<u>Minimum Rear Setback</u> (4)(22)	<u>15 ft</u>	<u>15 ft</u>	<u>15 ft</u>	<u>10 ft</u>	<u>10 ft</u>	<u>10 ft (6)</u>	<u>10 ft (6)</u>	<u>5 ft (6)</u>
Maximum Height (8)	30 ft	30 ft	30 ft	30 ft	30 ft	45 ft	60 ft	75 ft
Maximum Lot Coverage (9)(18)	20% (11)	50%	60%	60%	60%	70%	70%	75%
Minimum Open Space	N/A	N/A	N/A	N/A	N/A	(13)	(13)	(13)
Min. Landscaped Area (18)	None	(2)	(2)	(2)	(2)	(3)	(3)	(3)

N/A means not applicable.

(4) The minimum side setbacks for small SDU and duplexes on scaled lots is 3 feet for one-story dwellings and 5-feet for two or more story dwellings. Vision clearance standards in Section 12.180 must be met. Additional setbacks may be required, see Sections 3.230-3.330 and the buffer matrix at 9.210; exceptions to Setbacks for Accessibility Retrofits are in Section 3.263; Zero-Lot Line standards are in Sections 3.265; Townhouse setbacks are in ~~and~~ Section 3.270; Setbacks for cottage clusters are in Section 3.192. [Ord. 5832, 4/9/14; Ord. 5947, 1/1/21; Ord. 5968, 1/14/22]

(17) PROPOSED: A reduced minimum lot size of 1,000 square feet per cottage is permitted in cottage cluster projects where the total size of each cottage is less than 750 square feet, and the cottage cluster project has six or fewer cottages in the R-5, R-6.5, R-10, and HM zoning districts; and projects with nine or fewer cottages in the RS-10 district.

(21) PROPOSED: The maximum attached or detached garage size for houses between 750 and 1,250 square feet is 480 square feet; and 240 square feet for houses less than 750 square feet.

(22) PROPOSED: Cottage Cluster rear setbacks are in Section 3.192. For all other development, when a garage or on-site parking is accessed from a rear alley or shared access easement, the rear yard setback applies to the dwelling unit. When attached garages or carports are accessed from the alley, the garage or carport shall be setback at least 5 feet. Detached garages and carports setbacks are in Table 3.230-1, Accessory Structure Standards.