

TRACKED CHANGES - PROPOSED DEVELOPMENT CODE TEXT AMENDMENTS

1. Amend Section 14.02.03.E, TABLE 2-6, LIMITED MULTIPLE FAMILY RESIDENTIAL DISTRICT (R-3) to increase maximum unit density

E: R-3: LIMITED MULTIPLE-FAMILY

E. **R-3: LIMITED MULTIPLE-FAMILY**

1. **PURPOSE**

This district is intended to provide for a mixture of single-family, two-family, and medium-density multiple-family development within a density range of 4 to 10 dwelling units/acre. This district is also appropriate for redevelopment and infill development that accommodates co-housing and student housing options. The principal land use is residential, complemented by community service uses (e.g., day care facilities and libraries), as provided in Table 3-1 (Permitted Use Table).

| TABLE 2-6 R-3 DISTRICT DIMENSIONAL STANDARD SUMMARY | |
|--|---|
| LOT STANDARDS | |
| Minimum lot area | 7,200 sq. ft. |
| Minimum lot width | 60 ft. |
| Minimum lot depth | 120 ft. |
| Maximum lot coverage | 60% |
| Maximum density | 10 du/ac 16 du/ac |
| BUILDING STANDARDS | |
| Minimum depth front yard | 20 ft. |
| Minimum width of side yard | General: 5 ft. Corner: 10 ft. Reverse: 20 ft. |
| Minimum depth of rear yard | General: 20ft. Reverse: 5 ft. |
| Minimum area of dwelling unit | 500 sq. ft. |
| Maximum height of primary building | 15 ft. |

This Table is a summary of selected standards; refer to Article 4 Dimension Standards, for additional regulations.

2. Amend Section 14.04.01.A.1, TABLE 4.01-1, DIMENSIONAL STANDARDS FOR RESIDENTIAL DISTRICTS, to increase maximum unit density for the R-3 District

14.04.01. Dimensional Standards

A. GENERAL DIMENSIONAL STANDARDS

The following Tables 4.01-1 to 4.01-3 include the dimensional standards for residential, mixed-use, and special purpose zoning districts contained in Article 2 (Zoning Districts). Exceptions and encroachments to these standards are contained in Section 14.04.01.B. In case of conflict between the dimensions shown in this Section and the dimensions shown for individual zoning districts in Article 2, the provisions of this Section shall apply. In each table, a blank cell indicates that there is no standard for that dimension or measurement.

1. RESIDENTIAL SUMMARY TABLE



| Table 4.01-1: Dimensional Standards for Residential Districts | | | | | | | | | | |
|---|------------|------------|------------|-----------|-------------------------|-------|-------|-----------------|-----------------|-------|
| Note: Dimensions may be modified by Neighborhood Protection Standards in Sec. 14-4-06 | | | | | | | | | | |
| PROPOSED ZONING DISTRICT | R-A | R-E | R-1 | R-2 | R-3 | R-MH | R-M | R-UMS | R-CHD | R-SGD |
| LOTS and DENSITY | | | | | | | | | | |
| MIN. AREA (SF.) | 1 acre [1] | 15,000 [1] | 10,000 [1] | 12,000[1] | 7,200 | 7,200 | 7,200 | N/A | N/A | N/A |
| MIN. WIDTH (FT.) | 60 | 60 | 60 | 60 | 60 | 60 | 60 | N/A | N/A | N/A |
| MIN. DEPTH (FT.) | 120 | 120 | 120 | 120 | 120 | 120 | 120 | N/A | N/A | N/A |
| MIN-MAX. DENSITY (DUS/ACRE) | 0-1 | 0-3 | 0-4.5 | 5-7 | 4-10 4-16 | 4-10 | 10-20 | 15 MIN - NO MAX | 15 MIN - NO MAX | N/A |
| MIN. AREA OF DWELLING UNIT (SQ. FT.) | N/A | N/A | N/A | 900 | 500 | N/A | 400 | N/A | N/A | N/A |
| MAX. LOT COVERAGE | N/A | 50% | 50% | 60% | 60% | 60% | 60% | N/A | N/A | N/A |

- Amend Section 14.04.01.A.1, TABLE 4.01-1, DIMENSIONAL STANDARDS FOR RESIDENTIAL DISTRICTS, to increase the maximum permitted height of developments adjacent to single and two family dwellings existing before the date of the development code in the Residential-Southgate (R-SGD) District from 18 to 30 feet to be consistent with the similar Residential Multiple Family (R-M) District

ARTICLE 4: FORM AND DEVELOPMENT CONTROLS

14.04.01: DIMENSIONAL STANDARDS
A: GENERAL DIMENSIONAL STANDARDS

| Table 4.01-1: Dimensional Standards for Residential Districts | | | | | | | | | | | |
|--|--|-----|-----|-----|-----|------|-----|--------|--------|------------------|--------|
| Note: Dimensions may be modified by Neighborhood Protection Standards in Sec. 14-4-06 | | | | | | | | | | | |
| PROPOSED ZONING DISTRICT | R-A | R-E | R-1 | R-2 | R-3 | R-MH | R-M | R-UMS | R-CHD | R-SGD | |
| ADJACENT TO SINGLE AND TWO-FAMILY USES EXISTING PRIOR TO THE EFFECTIVE DATE OF THIS CODE | | | | | | | 30 | 42 | 42 | 18 30 | |
| Accessory Structure | | | | | | | | | | | |
| GENERAL | N/A | N/A | N/A | N/A | N/A | N/A | N/A | 18 [7] | 20 [7] | 20 [7] | |
| ADJACENT TO SINGLE-FAMILY ZONING | SEE ALSO SECTION 14.04.06 (NEIGHBORHOOD PROTECTION STANDARDS) | | | | | | | 15 | 15 [7] | 15 [7] | 15 [7] |

