



MULTI-FAMILY DEVELOPMENT STANDARDS

	R-2	R-3	R-4
Land Use Description:	Low-Medium Density Multi-Family	Medium Density Multi-Family	High Density Multi-Family
Maximum Height:	2.0 stories & 30 ft.		3.0 stories & 40 ft. (30 ft. within 40 ft. of areas zoned R-1/2/3)
Minimum 1 st Story Setbacks for Dwellings:	<u>Front</u> : 20 ft <u>Corner Street Side & Interior Side</u> : 10 ft. <u>Rear</u> : 20 ft. if abutting R-1/R-2. Otherwise 10 ft.		
Upper Story Setbacks for dwellings:	<u>Front</u> : An additional 2 ft. from the 1 st floor building wall line. <u>Corner Street Side & Interior Side</u> : 12 ft. <u>Rear</u> : 20 ft. if abutting R-1/R-2. Otherwise 10 ft.		<u>Front</u> : An additional 2 ft. from the 1 st floor building wall line. <u>Corner Street Side & Interior Side</u> : 12 ft. <u>Rear</u> : 20 ft. if abutting R-1/R-2. Otherwise 10 ft.
Minimum Lot Area (new lots only):	6,000 sq. ft. & 60 ft. of street frontage		
Developed with One Dwelling:	Follow R-1A standards		
Maximum Density:	5,445 sf. per d.u. For 3+ units on a property, the property shall have a width of 70 ft.	<u>Frontage <200 ft</u> : 4,840 sq. ft. per d.u. <u>Frontage 200-250 ft</u> : 3,960 sq. ft. per d.u. <u>Frontage 250+ ft</u> : 3,111 sq. ft. per d.u. For buildings with 3+ units, the property shall abut a public street, have a width of 70 ft. & have an area of 10,000 sq. ft.	1,800 sq. ft. per d.u. For buildings with 3+ units, the property shall abut a public street, have a width of 70 ft. & have an area of 10,000 sq. ft.
Maximum Floor Area (FAR):	Lots <10,000 sf. = 0.35 Lots 10,000+ sf. = 0.40	Lots <9,500 sf. = 0.35 Lots 9,500+ sf. = 0.40	Lots <9,500 sf. = 0.35 Lots 9,500+ sf. = 0.40
Maximum Lot Coverage:	40%	45%	

	R-2	R-3	R-4
Minimum Dwelling Size:	<ul style="list-style-type: none"> • <u>Studio</u>: 650 sf. • <u>1 bedroom</u>: 800 sf. • <u>2 bedrooms</u>: 1,000 sf. • <u>3 bedrooms</u>: 1,200 sf. • <u>4 bedrooms</u>: 1,350 sf. • <u>Each Extra Bedroom</u>: 150 sf for each additional bedroom 		
Maximum Length of Building Walls:	60 ft. with an offset of 5 ft.	80 ft. with an offset of 5 ft.	100 ft. with an offset of 5 ft.
Minimum Distance Between Buildings with Dwellings:	10 ft.		15 ft.
Minimum Distance from Other Buildings:	6 ft.		
Minimum Parking Requirements:	<u>Units up to 1,200 sf</u> : 2-car garage <u>Units 1,200+ sf</u> : an additional 1 open space for each additional 400 sf or fraction thereof (maximum of 4.0 spaces per unit). <u>Guest Spaces</u> : 1 additional space per 6 units.		
Minimum Parking for Projects within ¼-mile of a Major Transit Stop:	N/A	<u>Units up to 1,400 sf</u> : 2-car garage <u>Units 1,400+ sf</u> : an additional 1 open space for each additional 400 sf or fraction thereof (maximum of 3.5 spaces per unit). <u>Guest Spaces</u> : 1 additional space per 8 units.	
Additional Parking Standards:	<u>Minimum Driveway Width</u> (additional width may be required by the Fire Department): 1 dwelling: 10 ft. / 2 to 4 dwellings: 12 ft. / 5+ dwellings: 16 ft. <u>Driveway Planter</u> : A 3 ft. wide planter shall be adjacent to the driveway. <u>Inoperable Vehicle</u> : Must be stored in garages. <u>Recreation Vehicle Storage and Location Shall</u> : 1) have valid registration at the location where it is stored; 2) be in operable condition; 3) be parked on a paved surface/in a garage; and 4) not obstruct access to a garage.		
Open Space:	<u>Total Open Space</u> : 25% of gross living area or 600 sf. per unit, whichever is greater (not counting street setbacks, driveways, etc.). <u>Private Open Space</u> : 200 sf. per unit of the total open space shall be private and contiguous to each unit. <u>Balconies</u> : Up to 25% of all total open space may be in the form of balconies. <u>Dimensions</u> : Minimum 10 ft. in each direction for private open space areas and a minimum 15 ft. in each direction for all other open space areas with 7 ft. vertical clearance.		
Refuse Collection Areas:	For sites serving 5+ rental dwelling units, refuse collection areas shall be enclosed on at least 3 vertical sides by a solid 5-foot wall and on the 4 th side by a view obscuring gate. A decorative canopy shall also be incorporated.		