

Land Development Code 3.2.2

(A) Building Orientation in Residential Districts

All residential development shall be located parallel to the associated street or be consistent with existing development patterns rather than being sited at unconventional angles, unless irregular lot layouts require alternative orientations. Such alternative orientations shall be subject to approval by the city planner (Figure 3-9).



Figure 3-9 Example of residential development that is oriented toward the primary street.

(B) Principal Building Placement

Table 3.2-1 and 3.2-2 present the dimensional regulations for placing principal buildings in the residential districts.

Table 3.2-1

Residential District Site Development Standards					
	R1	R2	R3	R4	N1 [5]
Permitted Density					
Permitted Density	Controlled by Lot Width and Lot Depth	8.1 to 15 units per acre (Gross)	15.1 to 25 units per acre (Gross)	See Section 12(E)	Controlled by Lot Width and Lot Depth
Build-to Line					
Front	See 3.4.4 (B) (2)	Not Applicable	Not Applicable	Not Applicable	25-35 See 3.4.4 (C) (1)
Side Street	See 3.4.4 (B) (2)	Not Applicable	Not Applicable	Not Applicable	15 feet
Building Area Ratio					
Building Area Ratio	25%	Not Applicable	Not Applicable	Not Applicable	30%
Building Setbacks					
Front	Average of adjacent to within 5	See Note [1]	See Note [1]	See Section 2.9.12(E)	See 3.4.4 (C) (1)
Side	5 feet	See Note [1]	See Note [1]		Dev. Agr. or 5
Corner Side	15	See Note [1]	See Note [1]		Dev. Agr. or 15
Rear	25 Feet	See Note [1]	See Note [1]		Dev. Agr. or 30

Residential Site Development Standards

R1, R2, R3, R4 and N1 Districts

Between Buildings	Not Applicable	10 Feet	10 Feet		Not Applicable
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Residential District Site Development Standards, Continued

Lot Depth					
Max. Lot Depth	150 Feet	Not Applicable	Not Applicable	Not Applicable	None

Minimum and Maximum Lot Width					
Single-Family Dwelling	50-75 Feet	Not Applicable [2]	Not Applicable [2]	See Section. 2.9.12(E)	Min.: 50 feet or Dev.Agr. [3]
Two-Family Dwelling	60-85 Feet	Not Applicable [2]	Not Applicable [2]		Min.: 60 feet or Dev. Agr.
Three-Family Dwelling	75-105 Feet	Not Applicable [2]	Not Applicable [2]		Min.: 80 feet or Dev. Agr.
Multi-Family Dwellings	Not Applicable	Not Applicable [2]	Not Applicable [2]	Not Applicable	Min.: 105 feet or Dev. Agr.
Other Forms	As determined by Planning Commission in CUP review	Not Applicable [2]	Not Applicable [2]	See Section. 2.9.12(E)	As determined by Planning Commission in CUP review

Building Height					
Maximum Building Height	See 3.4.4	See Note [4],	See Note [4],	See Section. 2.9.12(E)	30 feet

Parking Lot Setbacks					
Parking Lot Setbacks	Not Applicable	Ten feet along property lines and public rights of way	Ten feet along property lines and public rights of way	Not Applicable	Not Applicable

NOTES:

- Building placement requirements for one, two, and three unit residential structures are found in Section 3.4.4, Standards for Development in R1, R2, R3, N1. Building setback requirements for four or more unit residential structures are 30 feet from any property line except for internal property lines between platted condominium apartment or rowhouse units.
- Minimum and maximum lot widths for lots zoned R2 and R3 shall be the lot widths as part of the official lot of record.
- Lot widths of 40 feet shall be allowed on lots where access is provided by an alley as permitted in Section 5.2.3(B)(12), Alleys and Private Streets or for single family lots with shared driveways.
- Building height requirements for one, two, and three unit residential structures are found in Section 3.4.4, Standards for Development in R1, R2, R3, N1. The building height requirement for four or more unit residential structures is 30 feet, but buildings may exceed 30 feet in height if for each additional ten feet of height, the building is set back an additional five feet from all adjacent buildings and lot lines.
- Setbacks for N1 should follow the development agreement on file; if there is no official development agreement on file, follow the setbacks as shown in the table above.