

## PART II - CODE OF ORDINANCES

### Chapter 29 UNIFIED DEVELOPMENT CODE

and rooftop spaces used as amenities to allow the penetration of sunlight to those openings or rooftop spaces;

- (iv) The additional height will not create demand on any public utility or public infrastructure in excess of available capacity, as concluded by an engineering analysis of the projected utility loads and the existing and planned capacities of infrastructure to accommodate it; and
- (v) Public sidewalks, crosswalks, and streets adjacent to the site are of sufficient capacity to handle the anticipated pedestrian and vehicular traffic generated by the tall structure, as concluded by a traffic impact analysis.

#### ARTICLE 4. FORM AND DEVELOPMENT CONTROLS

[Sec. 29-4.1. Dimensional summary table.](#)

[Sec. 29-4.2. M-DT form-based controls.](#)

[Sec. 29-4.3. Parking and loading.](#)

[Sec. 29-4.4. Landscaping, screening, and tree preservation.](#)

[Sec. 29-4.5. Exterior Lighting.](#)

[Sec. 29-4.6. Design standards and guidelines.](#)

[Sec. 29-4.7. Neighborhood protection standards.](#)

[Sec. 29-4.8. Sign standards.](#)

[Sec. 29-4.9. Operation and maintenance standards.](#)

#### Sec. 29-4.1. Dimensional summary table.

- (a) *General dimensional standards.* The following Tables 4.1-1 to 4.1-3 state the dimensional standards for residential, mixed use, and special purpose districts contained in chapter 29-2 (zoning districts). In case of a conflict between the dimensions shown in this section 29-4.1 and the dimensions shown for individual districts in chapter 29, article 2, the provisions of this section 29-4.1 shall apply. In each table, a blank cell indicates that there is no standard for that dimension or measurement. (See section chapter 12A of the City Code for additional required building setbacks from stream corridors. See section 29-4.1(b)(2) (solar orientation density bonus) and section 29-4.1(b)(3) (rural cluster density bonus), for additional information related to dimensional standard reductions and bonuses).

**Table 4.1-1: Dimensional Standards for Residential Districts**

		District			
Standard	R-1	R-2 [1]		R-MF [2]	R-MH
		Current	Cottage		
Lots					

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Minimum Lot Area (sq. ft.)					
One-Family Dwelling	7,000	5,000	3,000	5,000	3,750
One-Family Attached Dwelling		3,500		3,500	
Two-Family Dwelling		7,000		7,000	
Multiple Family Dwelling				2,500 per du	
Sorority or Fraternity				7,500	
CRCC				No min., but max. density 17du/ac	
Lot area if no public or community sewer [5]	15,000	15,000			
Minimum Lot Width (ft.) (detached)	60	60	30	60	45
Minimum Lot Width (ft.) (attached) - per lot		30		30	
Maximum size of contiguous area that may be replatted without being within a "cottage" subdivision			1		
Minimum Setbacks (ft.)					
Front Yard					
Front Yard Depth	25	25	10	25	20
Front lot line to garage depth (if applicable)	25	25	20		
Side Yard					
Side Yard	6	6	6	10	10
Side Yard - Corner Lot Street Side	25	25	10	15	
Distance between mobile dwelling units					20
Rear Yard	Lesser of 30% lot depth or 25	Lesser of 25% lot depth or 25	10	25	10
Maximum Height (ft.)					

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<b>Primary Residential Building</b> See also section 29-4.7 Neighborhood Protection Standards	35[3]	35[3]	35	35[3]	35
<b>Primary Non-residential Building [4]</b> See also section 29-4.7 Neighborhood Protection Standards	75	75		75	
<p>[1] All R-2 lands are subject to Current Standards until they request application of the Cottage Standards, and that request is approved under section 29-6.4(j).</p> <p>[2] Multifamily structures constructed before January 1, 2014, with building height up to 45 ft. and lot area of at least 1,500 sq. ft. per dwelling unit are conforming structures.</p> <p>[3] Or 45 ft. if two side yards at least 15 ft. in width are provided.</p> <p>[4] Provided that each building setback is increased one foot above the District residential building minimum for each one foot of additional building height above the residential building maximum.</p> <p>[5] The minimum lot area for on-site septic is subject to health department approval based, in part, on distances between the lot and existing public sewer mains. This lot area could be greater, conditional, or denied on a case-by-case basis.</p>					

Table 4.1-2: Dimensional Standards for Mixed Use Districts								
	District							
Standard	M-OF	M-N [1]		M-C [2]		M-BP	M-DT	
		Current	Pedestrian	Current	Transit			
Lots								
Minimum Lot Area (sq. ft.)						See section 29-4.2 for M-DT Dimensional Standards		
Lot Area	0	0	0	0	0			0
Lot Width at Building Line[3]	0	0	0	0	0			0
Building Setbacks (ft.)								
Front Yard								
General	Min. 25	Min. 25	Min. 0 Max. 10 [4]	Min. 25	Min. 0 Max. 10 [4]	Min. 15		