Chapter 2. Residential Districts

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Article 2.1. General Provisions

Sec. 2.1.1. District Intent Statements

A. General Purpose

1. The intent of the Residential Districts is to protect established residential neighborhoods as well as promote planned and efficient future residential developments.
2. The building type design and dimensional standards and allowed uses work together to promote desirable residential neighborhoods.
3. The district provisions discourage any use that would substantially interfere with the residential nature of the district. Compatible park, open space, utility and civic uses are permitted in Residential Districts.

B. Residential-1 (R-1)

1. Subject to the density restriction of 1 unit per acre, R-1 allows single-unit living in a detached house with a minimum lot size of 40,000 square feet.
2. Smaller minimum lot sizes are permitted as part of a compact development.
3. Smaller lot sizes and increased density as part of a conservation development are allowed in exchange for preserving common open space.

C. Residential-2 (R-2)

1. Subject to the density restriction of 2 units per acre, R-2 allows single-unit living in a detached house with a minimum lot size of 20,000 square feet.
2. Smaller minimum lot sizes are permitted as part of a compact development.
3. Additional building types, smaller lot sizes and increased density as part of a conservation development or cottage court are allowed in exchange for preserving common open space.

D. Residential-4 (R-4)

1. Subject to the density restriction of 4 units per acre, R-4 allows single-unit living in a detached house with a minimum lot size of 10,000 square feet.
2. Decreased minimum lot sizes are permitted as part of a compact development.
3. Additional building types, smaller lot sizes and increased density as part of a conservation development or cottage court are allowed in exchange for preserving common open space.

E. Residential-6 (R-6)

1. Subject to the density restriction of 6 units per acre, R-6 allows single-unit living in a detached house with a minimum lot size of 6,000 square feet and 2-unit living in an attached house with a minimum lot size of 9,000 square feet.
2. Smaller minimum lot sizes are permitted as part of a compact development.
3. Additional building types, smaller lot sizes and increased density as part of a conservation development or cottage court are allowed in exchange for preserving common open space.

F. Residential-10 (R-10)

1. Subject to the density restriction of 10 units per acre, R-10 allows single-unit living in a detached house with a minimum lot size of 4,000 square feet and 2-unit living in an attached house with a minimum lot size of 6,000 square feet. Multi-unit living is also allowed in a townhouse or apartment.
2. Smaller minimum lot sizes are permitted as part of a compact development.
3. Smaller lot sizes and increased density as part of a conservation development or cottage court are allowed in exchange for preserving common open space.

Sec. 2.1.2. Housing Options

A. Conventional Development Option (see *Article 2.2. Conventional Development Option*)

1. Conventional is a pattern of residential development that provides a majority of property owners with substantial yards on their own property.
2. Under the conventional option no preserved common open space is required and the minimum lot size is limited to the lot size for the respective district.

B. Compact Development Option (see *Article 2.3. Compact Development*)

1. A compact development permits a reduction in lot size for residential subdivisions in exchange for an increase in common open space. This allows for efficient residential subdivisions and ample amenity area for the residents.
2. Size thresholds are district-based and are listed in *Sec. 2.3.1.* For projects under these minimum size thresholds, only the conventional option can be used.
3. Density is regulated by the zoning district. Where the Conservation Development Option permits additional density, the Compact Development option does not.
4. Applicants that choose the Compact Development option must set aside 20% of the total project area as common open space. Requirements for the configuration, use and management of common open space are set forth in *Article 2.5. Common Open Space Requirements.*

C. Conservation Development Option (see *Article 2.4. Conservation Development Option*)

1. A conservation development trades smaller lot sizes (with reduced setbacks) and additional density in exchange for preserving common open space. This allows for more efficient layout of lots, streets and utilities, promotes a mix of housing and protects the natural character of an area through the preservation of open space, recreation areas, environmental features and scenic vistas.
2. A conservation development must be a minimum size to ensure sufficient common open space can be incorporated into the subdivision design.
3. Size thresholds are district-based and are listed in *Sec. 2.4.1.* For projects under these minimum size thresholds, only the conventional option can be used.
4. Applicants that choose to use the conservation development option must set aside 40% of the total project area as common open space. Requirements for the configuration, use and management of common open space are set forth in *Article 2.5. Common Open Space Requirements.*

Sec. 2.1.3. Additional Housing Patterns

A. Cottage Court (See *Sec. 2.6.1.*)

A cottage court is a group of small detached houses, attached houses or townhouses (two-unit maximum per building) centered around a common courtyard. The central courtyard enhances the character of the area through the provision of consolidated open space. A cottage court may be developed on individual lots or with a common form of ownership.

B. Detached House Conversions (See *Sec. 2.6.2.*)

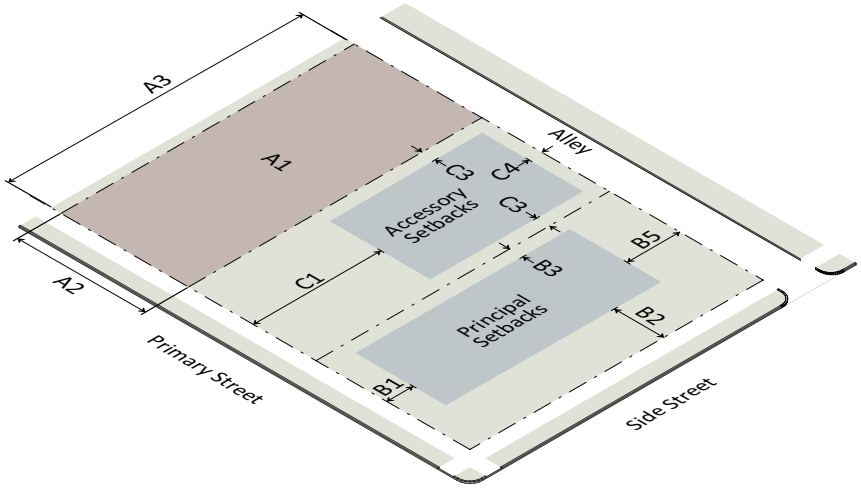
A detached house addition is when an existing detached structure is expanded and converted into an attached building or apartment building. Additional regulations are required for these conversions.

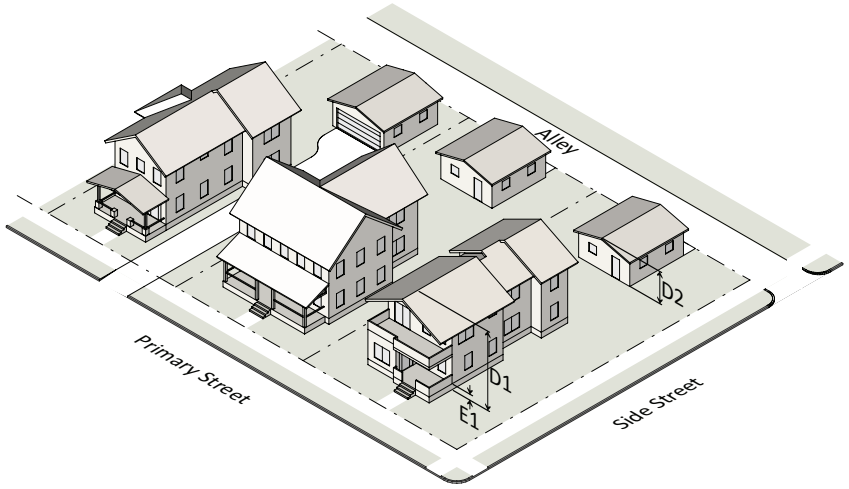
C. Accessory Dwelling (See *Sec. 2.6.3.*)

The Accessory Dwelling housing pattern provides for the development of one accessory dwelling unit on a lot with an existing Detached House as an accessory use to a principal use of Single-unit Living or on a lot with an existing Attached House as an accessory use to a principal use of Two-unit Living.

Article 2.2. Conventional Development Option

Sec. 2.2.1. Detached House



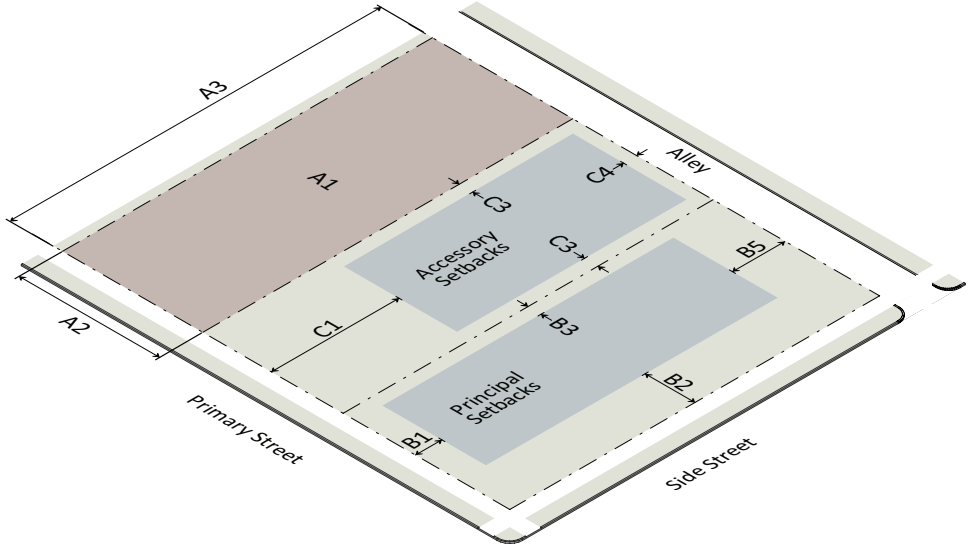


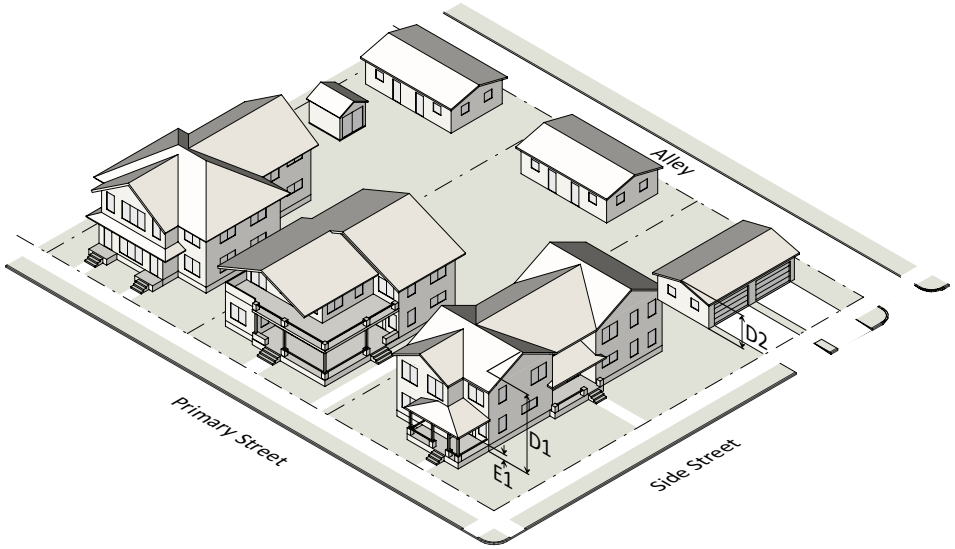
		R-1	R-2	R-4	R-6	R-10
A. Lot Dimensions						
A1	Area (min)	40,000 sf	20,000 sf	10,000 sf	6,000 sf	4,000 sf
A2	Width - interior lot (min)	100'	80'	65'	50'	45'
A2	Width - corner lot (min)	100'	80'	80'	65'	60'
A3	Depth (min)	100'	100'	100'	80'	60'
A4	Density (max)	1 u/a	2 u/a	4 u/a	6 u/a	10 u/a
B. Principal Building Setbacks						
B1	From primary street (min)	20'	20'	20'	10'	10'
B2	From side street (min)	15'	15'	15'	10'	10'
B3	From side lot line (min)	10'	10'	10'	5'	5'
B4	Sum of side setbacks (min)	20'	20'	20'	15'	10'
B5	From rear lot line (min)	30'	30'	30'	20'	20'
B6	Residential infill rules may apply (see *Sec. 2.2.7.*)	no	no	yes	yes	yes
C. Accessory Structure Setbacks: See *Section 6.7.2.*						

		R-1	R-2	R-4	R-6	R-10
D. Height						
D1	Principal building (max)	40'/ 3 stories	40'/ 3 stories	40'/ 3 stories	40'/ 3 stories	40'/ 3 stories
D2	Accessory structure (max)	25'	25'	25'	25'	25'
D3	Residential infill rules may apply (see *Sec. 2.2.7.*)	no	no	yes	yes	yes
E. Ground Floor Elevation						
E1	20' or less from front property line (min)	2'	2'	2'	2'	2'
E1	More than 20' from front property line (min)	n/a	n/a	n/a	n/a	n/a
F. Allowed Building Elements						
	Porch, stoop					
	Balcony					

See *Sec. 1.5.4.D "Building Setbacks"* for specific building element requirements.

Sec. 2.2.2. Attached House



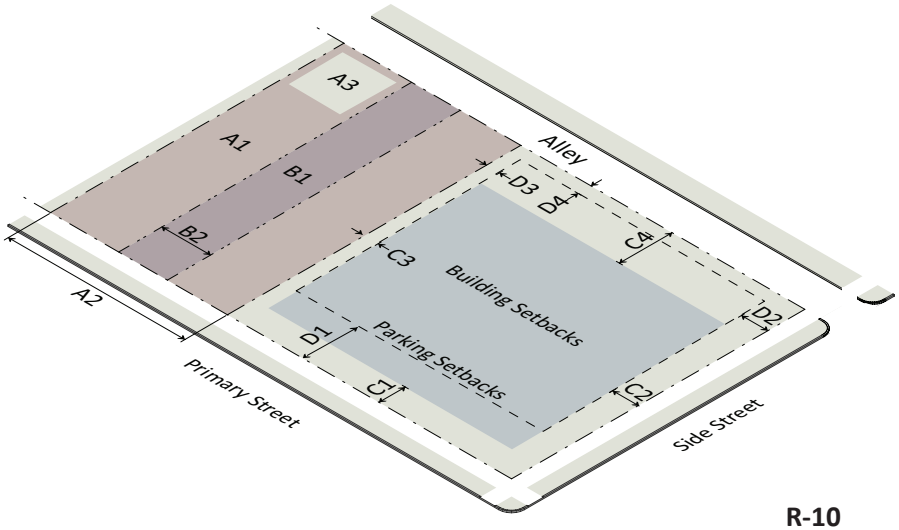


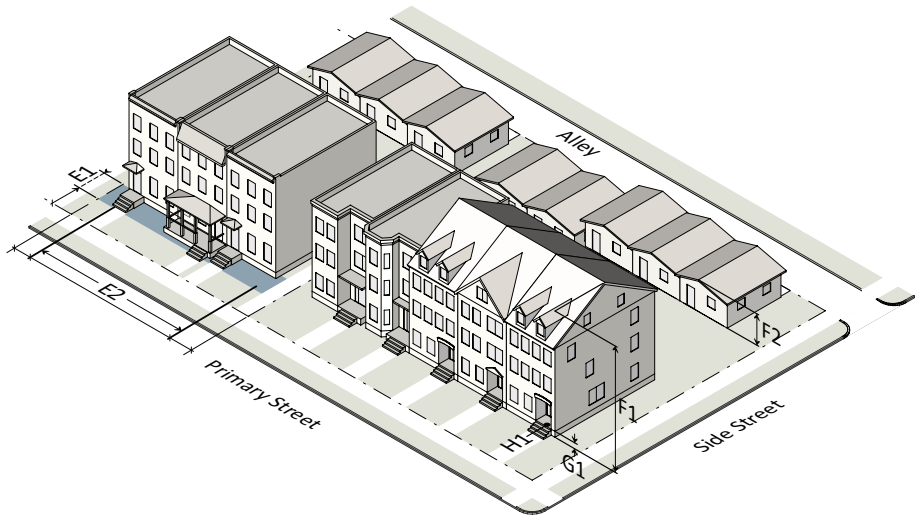
		R-6	R-10
A. Lot Dimensions			
A1	Area (min)	9,000 sf	6,000 sf
A2	Width - interior lot (min)	60'	50'
A2	Width - corner lot (min)	80'	65'
A3	Depth (min)	80'	60'
A4	Density (max)	6 u/a	10 u/a
B. Principal Building Setbacks			
B1	From primary street (min)	10'	10'
B2	From side street (min)	10'	10'
B3	From side lot line (min)	5'	5'
B4	Sum of side setbacks (min)	15'	10'
B5	From rear lot line (min)	20'	20'
B6	Residential infill rules may apply (see *Sec. 2.2.7.*)	yes	yes
C. Accessory Structure Setbacks See *Section 6.7.2.*			

		R-6	R-10
D. Height			
D1	Principal building (max)	40'/3 stories	40'/3 stories
D2	Accessory structure (max)	25'	25'
D3	Residential infill rules may apply (see *Sec. 2.2.7.*)	yes	yes
E. Ground Floor Elevation			
E1	20' or less from front property line (min)	2'	2'
E1	More than 20' from front property line (min)	n/a	n/a
F. Allowed Building Elements			
	Porch, stoop		
	Balcony		

See *Sec. 1.5.4.D "Building Setbacks"* for specific building element requirements.

Sec. 2.2.3. Townhouse



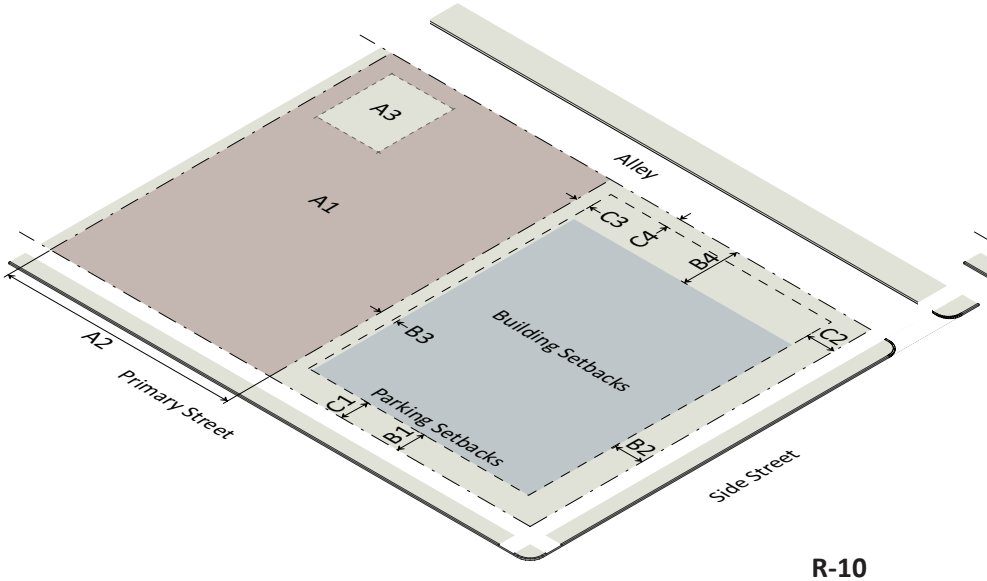


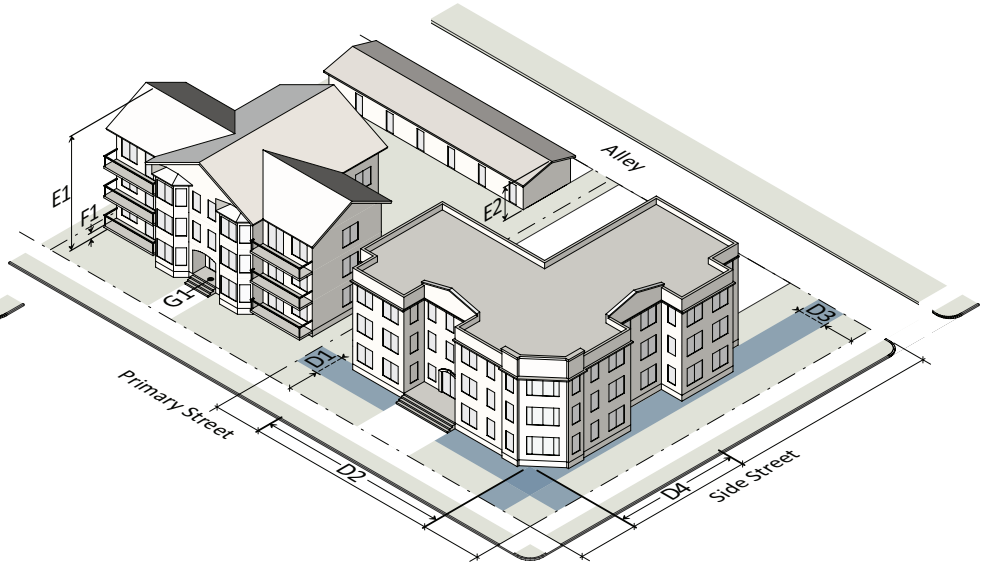
		R-10
A. Site Dimensions		
A1	Net site area (min)	3,300 sf
A2	Width (min)	44'
A3	Outdoor amenity area (min)	10%
A4	Density (max)	10 u/a
B. Lot Dimensions		
B1	Area (min)	n/a
B2	Width (min)	16'
C. Building/Structure Setbacks		
C1	From primary street (min)	10'
C2	From side street (min)	10'
C3	From side lot line (min)	0' or 6'
C4	From rear lot line (min)	20'
C4	From alley	4' or 20' min
C5	Residential infill rules may apply (see *Sec. 2.2.7.*)	yes
D. Parking Setbacks		
D1	From primary street (min)	20'
D2	From side street (min)	10'
D3	From side (min)	0' or 3'
D4	From rear lot line (min)	3'
D4	From alley, garage only (min)	4'

		R-10
E. Build-to (Blockface)		
E1	Primary street build-to (min/max)	10'/55'
E2	Building width in primary build-to (min)	70%
E3	Preexisting Buildings: See *Sec. 3.4.2.C.2.*	
F. Height		
F1	Principal building (max)	45'/3 stories
F2	Accessory structure (max)	25'
F3	Residential infill rules may apply (see *Sec. 2.2.7.*)	yes
G. Ground Floor Elevation		
G1	Within build-to (min)	2'
G1	Outside of build-to (min)	n/a
H. Pedestrian Access		
H1	Street-facing entrance required for units fronting the street	yes
I. Allowed Building Elements		
	Porch, stoop	
	Balcony	

See *Sec. 1.5.4.D "Building Setbacks"* for specific building element requirements.

Sec. 2.2.4. Apartment



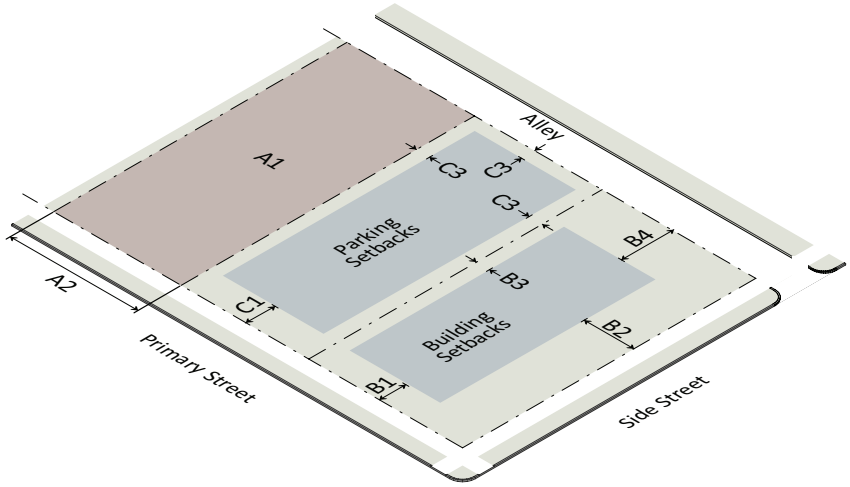


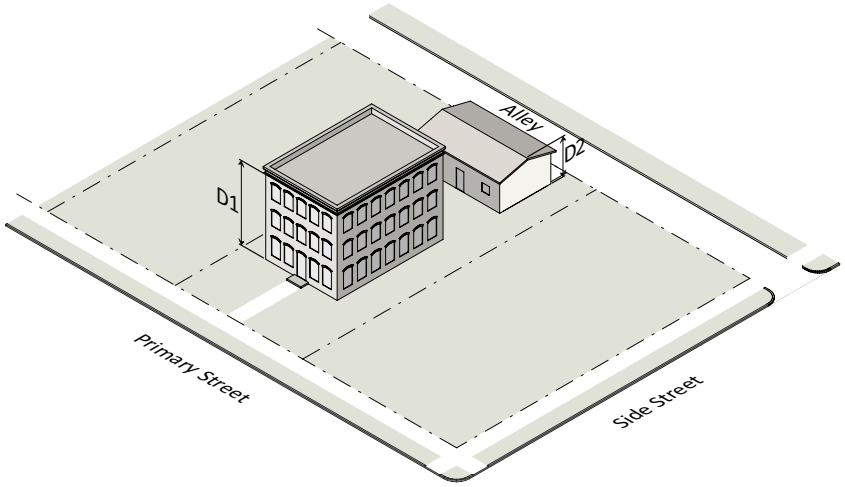
		R-10
A. Lot Dimensions		
A1	Area (min)	15,000 sf
A2	Width (min)	100'
A3	Outdoor amenity area (min)	10%
A4	Density (max)	10 u/a
B. Building/Structure Setbacks		
B1	From primary street (min)	10'
B2	From side street (min)	10'
B3	From side lot line (min)	0' or 6'
B4	From rear lot line (min)	20'
B4	From alley	4' or 20' min
B5	Residential infill rules may apply (see *Sec. 2.2.7.*)	yes
C. Parking Setbacks		
C1	From primary street (min)	10'
C2	From side street (min)	10'
C3	From side/rear lot line (min)	0' or 3'
C4	From rear lot line (min)	3'
C4	From alley, garage only (min)	4'

		R-10
D. Build-to (Site)		
D1	Primary street build-to (min/max)	10'/55'
D2	Building width in primary build-to (min)	70%
D3	Side street build-to (min/max)	10'/55'
D4	Building width in side build-to (min)	35%
D5	Preexisting Buildings: See *Sec. 3.4.2.C.2.*	
E. Height		
E1	Principal building (max)	45'/3 stories
E2	Accessory structure (max)	25'
E3	Residential infill rules may apply (see *Sec. 2.2.7.*)	yes
F. Ground Floor Elevation		
F1	Within build-to (min)	2'
F1	Outside of build-to (min)	n/a
G. Pedestrian Access		
G1	Street-facing entrance required (min 1 per building)	yes
H. Allowed Building Elements		
	Porch, stoop	
	Balcony	

See *Sec. 1.5.4.D "Building Setbacks"* for specific building element requirements.

Sec. 2.2.5. Civic Building



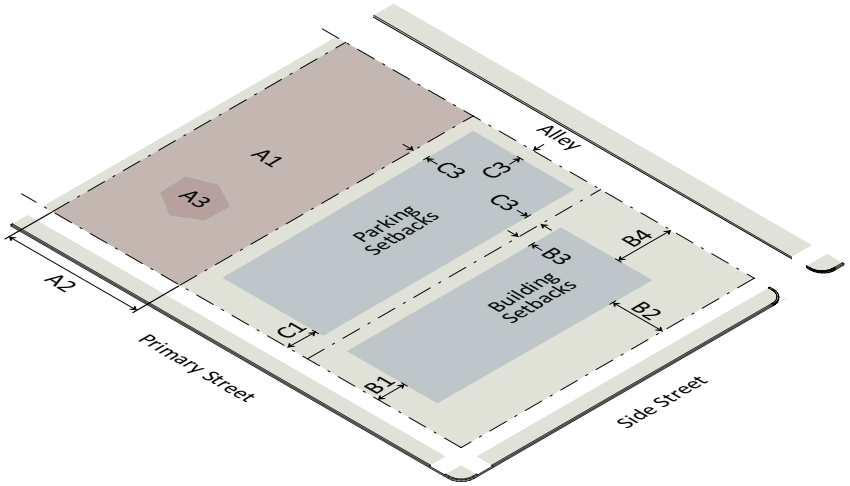


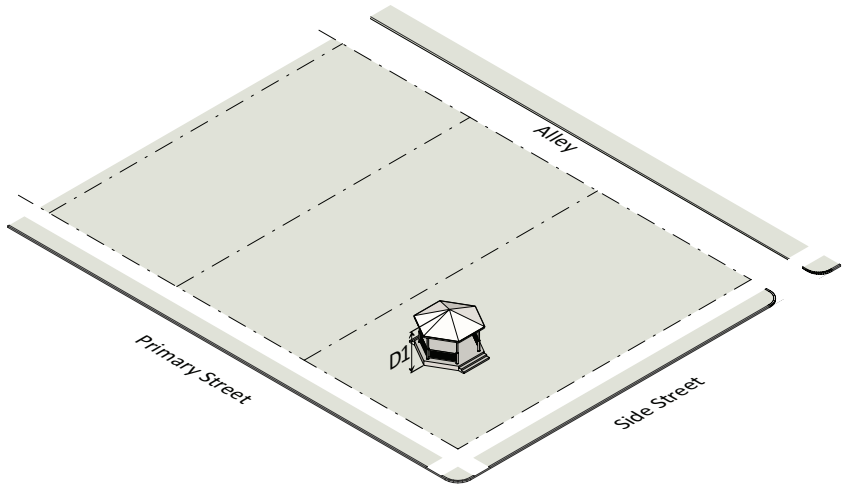
		R-1	R-2	R-4	R-6	R-10
A. Lot Dimensions						
A1	Area (min)	40,000 sf	20,000 sf	10,000 sf	6,000 sf	4,000 sf
A2	Width (min)	100'	80'	65'	50'	45'
B. Building/Structure Setbacks						
B1	From primary street (min)	20'	20'	20'	10'	10'
B2	From side street (min)	20'	20'	20'	10'	10'
B3	From side lot line (min)	15'	10'	10'	10'	10'
B4	From rear lot line (min)	30'	30'	30'	20'	20'
B5	Residential infill rules may apply (see *Sec. 2.2.7.)*	no	no	yes	yes	yes
C. Parking Setbacks						
C1	From primary street (min)	20'	20'	20'	10'	10'
C2	From side street (min)	10'	10'	10'	10'	10'
C3	From side/rear lot line (min)	10'	10'	10'	6'	6'

		R-1	R-2	R-4	R-6	R-10
D. Height						
D1	Principal building (max)	40'/ 3 stories	40'/ 3 stories	40'/ 3 stories	40'/ 3 stories	45'/ 3 stories
D2	Accessory structure (max)	25'	25'	25'	25'	25'
D3	Residential infill rules may apply (see *Sec. 2.2.7.)*	no	no	yes	yes	yes
E. Allowed Building Elements						
	Porch, stoop					
	Balcony					
	Gallery, awning					

See *Sec. 1.5.4.D "Building Setbacks"* for specific building element requirements.

Sec. 2.2.6. Open Lot





		R-1	R-2	R-4	R-6	R-10
A. Lot Dimensions						
A1	Area (min)	40,000 sf	20,000 sf	10,000 sf	6,000 sf	4,000 sf
A2	Width (min)	100'	80'	65'	50'	45'
A3	Building coverage (max)	10%	15%	17%	20%	22%
B. Building/Structure Setbacks						
B1	From primary street (min)	20'	20'	20'	10'	10'
B2	From side street (min)	20'	20'	20'	10'	10'
B3	From side lot line (min)	10'	10'	10'	10'	10'
B4	From rear lot line (min)	30'	30'	30'	20'	20'
C. Parking Setbacks						
C1	From primary street (min)	10'	10'	10'	10'	10'
C2	From side street (min)	10'	10'	10'	10'	10'
C3	From side/rear lot line (min)	10'	10'	10'	7'	5'

		R-1	R-2	R-4	R-6	R-10
D. Height						
D1	All building/structures (max)	40'/ 3 stories	40'/ 3 stories	40'/ 3 stories	40'/ 3 stories	40'/ 3 stories
E. Allowed Building Elements						
	Porch, stoop					
	Balcony					
	Gallery, awning					

See *Sec. 1.5.4.D "Building Setbacks"* for specific building element requirements.

Sec. 2.2.7. Residential Infill Compatibility

A. Intent

The intent of the residential infill compatibility standards is to accommodate and encourage compatible development in existing residential neighborhoods, while reinforcing the established character of the neighborhood and mitigating adverse impacts on adjacent homes.

B. Applicability

1. The standards contained within this section apply to any building in an R-4, R-6 or R-10 district where all of the following are present:
   a. The total site area is 5-acres or less;
   b. The subject lot's primary street frontage is on a street section that was platted for at least 20 years including subsequent right-of-way dedications;
   c. If a comparative sample can be defined and at least four of the principal buildings, or three for a corner lot, contained in the comparative sample have primary street frontage on a street section that has been platted for at least 20 years including subsequent right-of-way dedications. The comparative sample is derived by the four closest principal buildings, or three for a corner lot, along the same block face of the street within 300 feet of and oriented toward the same street as the subject lot. The sample need not be equally distributed on either side of the subject lot. When a comparative sample of four principal buildings, or three for a corner lot, cannot be derived, then the minimum setback of the underlying zoning district applies.
      i. These rules do not apply to lots where more than 50% of the primary street property line abuts a cul-de-sac bulb and these lots shall not count as part of a comparative sample for other lots.
      ii. Where an addition is proposed to a detached or attached house, the existing principal building on the lot shall be considered an addition to the comparative sample.
      iii. Where an official survey demonstrates the location of a detached or attached house, and that structure has been in that location within the last 365 days, the proposed principal building may be located within 10% of the same primary street setback as the existing detached or attached dwelling or as prescribed by the rules in *Sec. 2.2.7.C.*, below, whichever the applicant chooses.
      iv. Where a demolition permit for a principal building has been obtained on a lot, that lot shall be considered vacant for the purposes of determining a comparative sample. Where a building permit has been obtained for a principal building on a lot, the building shall be considered for the purposes of determining a comparative sample.
2. When a lot is subject to the residential infill compatibility standards and the lot is located within a Neighborhood Conservation Overlay District that regulates any component herein, the Neighborhood Conservation Overlay District regulation shall apply for that specific component.
3. These infill compatibility rules do not apply in Historic Districts, Street Side Historic Overlay Districts, or to Historic landmarks.

C. Street Setback (Minimum and Maximum)

The primary street setback for principal buildings shall be determined by the comparative sample context of the block face as outlined in the following subsections:

1. The proposed building must be located within either of the following ranges:
   a. No closer than the smallest primary street setback, and no further than the largest primary street setback in the comparative sample as set forth in *Sec. 2.2.7.B.1.c.* above; or
   b. As determined by the table below based on the subject lot's width and the median of setbacks within the comparative sample as set forth in *Sec. 2.2.7.B.1.c.* above.

Subject Lot Width	Modification to Median
50 feet or less	Within 10% of median
More than 50 feet up to 65 feet	Within 15% of median
More than 65 feet up to 80 feet	Within 20% of median
More than 80 feet	Within 25% of median

2. Comparative sample setbacks are measured from the outer wall of pre-existing principal buildings within the comparative sample and do not include the building feature encroachments authorized by *Sec. 1.5.4.D.*
3. When differences in right-of-way widths exist between the subject property and comparative sample properties, the comparative primary street

setbacks shall be measured and applied from the centerline of the primary street rather than the property line along the primary street.

4. Riparian Buffers, Floodways, areas of steep slope (defined as slopes in excess of 25%), pre-established Tree Conservation Areas, City of Raleigh easements, drainage easements, slope easements, voluntary tree conservation in compliance with *Art. 9.1* for trees with a DBH of 10 inches or greater and protective yards (and associated setbacks) are considered impediments to compliance with the primary street setback range Where an applicant can demonstrate that an impediment located within the primary street setback prevents compliance with the primary street setback, the comparative setback sample shall be considered the edge of the impediment.

D. Height

1. Side Wall Plane Height and Setback

The maximum allowed wall plane height adjacent to the side property line is 25 feet or the average height of the 2 abutting neighboring wall planes, whichever is greater. The wall plane height may be increased 1 foot for each foot of horizontal distance the wall is moved from the side setback line, not to exceed the maximum height allowed within the district. When a side wall incorporates a recession or projection of 2 feet or more, multiple side wall plane heights shall apply. Each side wall plane's height is determined by averaging the four points consisting of the highest and lowest elevations of each of pre-development and post-development grades along that side wall of the building. In the event the average post-development grade along the side wall of the building is lower than the average pre-development grade along that wall, then side wall plane height shall be measured from the average post development grade.

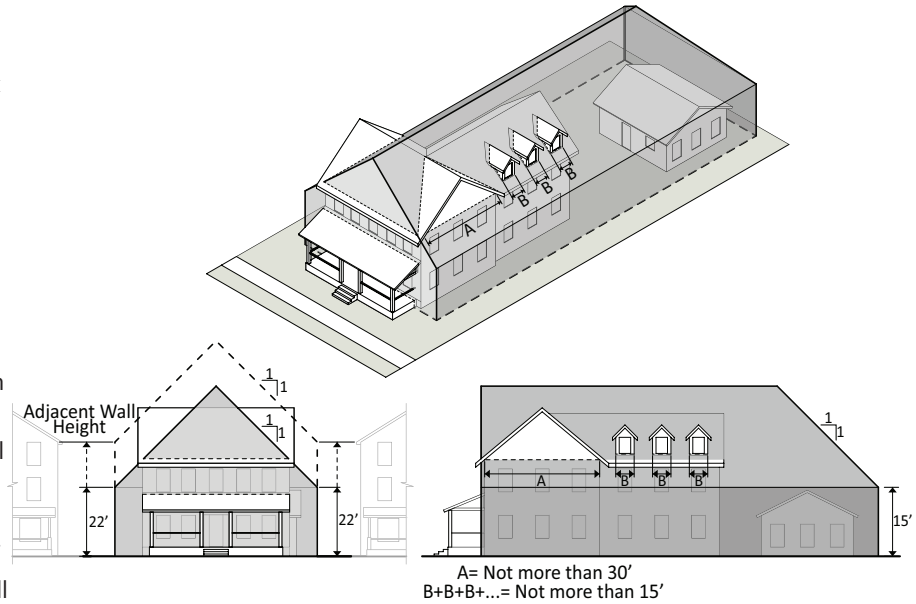
2. Exceptions to Setback Planes

a. Side-Gabled Roof

A side-gabled roof structure may extend above the side setback plane on each side of the building, for a total length of not more than 30 feet (A) on each side, measured from the front wall plane.

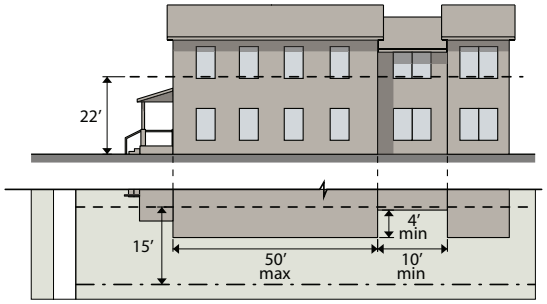
b. Dormers

Dormers may also extend above the side setback plane on each side of the building for a total length of not more than 15 feet (B) on each side, measured along the intersection with the setback plane.



E. Side Wall Length

Articulation is required for side walls on additions or new construction that are 22 feet or taller and located within 15 feet of the side lot line. No wall may extend for more than 50 feet without a projection or recession of at least 4 feet in depth and 10 feet in length.



F. Driveway and Parking Setbacks

Driveways and parking spaces must be located a minimum of 2.5 feet from the side and rear lot lines. However, a driveway may be located on the lot line closer than 2.5 feet if it is shared with an adjacent lot or when a no-build easement is secured and recorded on the adjacent lot that guarantees a minimum separation of 5 feet from the encroaching driveway and any impervious surfaces or structures on the adjacent lot. Fences and walls on either lot require a 2.5 feet separation from the encroaching driveway. All driveways and parking areas existing prior to January 1, 2019 shall not be deemed nonconforming solely because of this regulation or a parking setback specified in *Chapter 2*.

Article 2.3. Compact Development

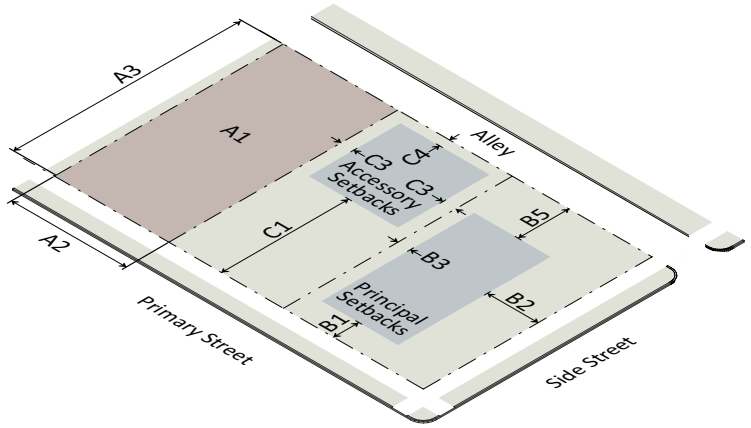
Sec. 2.3.1. General Requirements

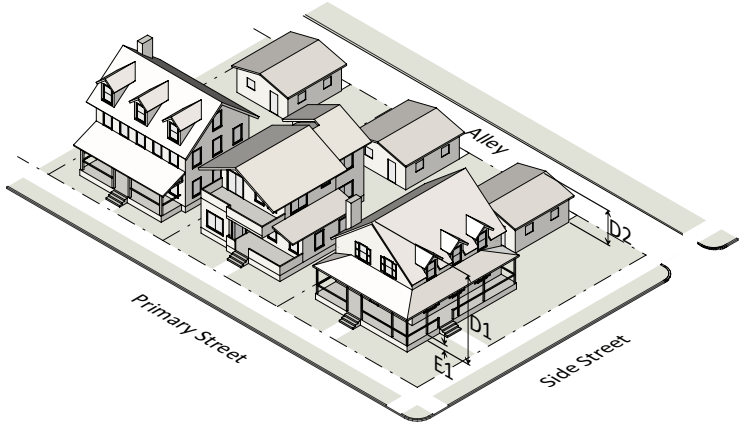


		R-1	R-2	R-4	R-6	R-10
A. Site						
A1	Density (max)	1 u/a	2 u/a	4 u/a	6 u/a	10 u/a
A2	Gross site area (min)	10 acres	10 acres	8 acres	Greater than 5 acres	Greater than 5 acres
B. Open Space						
B1	Open space required (min)	20%	20%	20%	20%	20%
B2	Width of open space (min)	50'	50'	50'	50'	50'

		R-1	R-2	R-4	R-6	R-10
C. Transitional Protective Yard						
C1	Site boundary (min)	Type B1 or B2 Transitional Protective Yard (see *Sec. 7.2.4.A.)* or perimeter lots must meet dimensional standards of *Article 2.2. Conventional Development Option* of the district where the property is located.				
D. Residential Unit Types (max)						
	Detached house	100%	100%	100%	100%	100%
	Attached house	n/a	n/a	n/a	100%	100%
	Townhouse	n/a	n/a	n/a	n/a	100%
	Apartment	n/a	n/a	n/a	n/a	100%

Sec. 2.3.2. Detached House





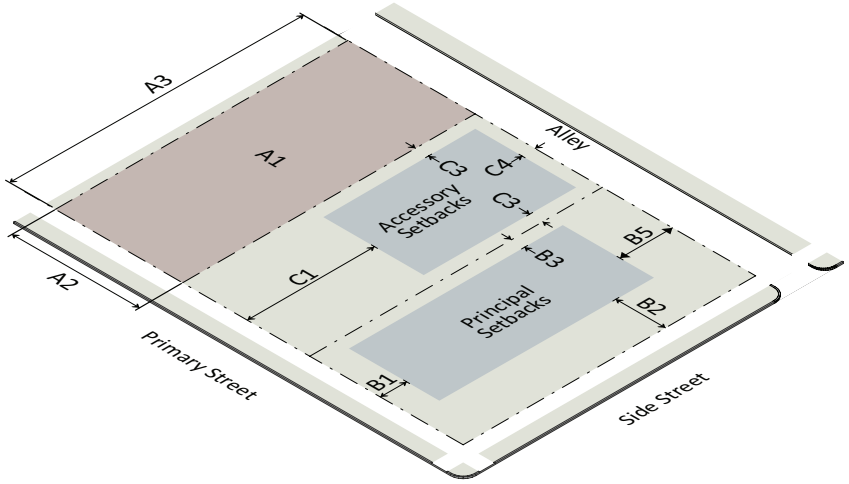
		R-1	R-2	R-4	R-6	R-10
A. Lot Dimensions						
A1	Area (min)	30,000 sf	15,000 sf	7,500 sf	5,000 sf	4,000 sf
A2	Width - interior lot (min)	100'	80'	65'	50'	45'
A2	Width - corner lot (min)	100'	80'	80'	65'	60'
A3	Depth (min)	100'	100'	100'	80'	60'
A4	Density (max)	1 u/a	2 u/a	4 u/a	6 u/a	10 u/a
B. Principal Building Setbacks						
B1	From primary street (min)	20'	20'	10'	10'	10'
B2	From side street (min)	15'	15'	15'	10'	10'
B3	From side lot line (min)	10'	10'	10'	5'	5'
B4	Sum of side setbacks (min)	15'	15'	15'	15'	10'
B5	From rear lot line (min)	30'	30'	30'	20'	20'
C. Accessory Structure Setbacks: See *Section 6.7.2.*						

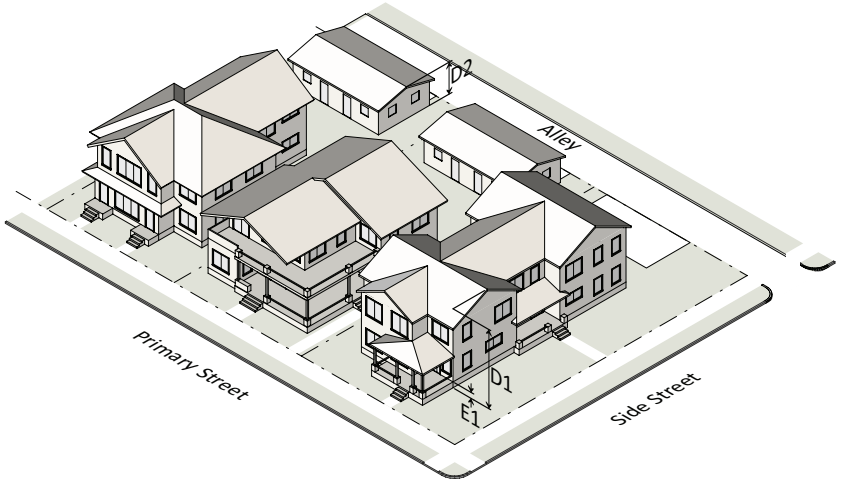
		R-1	R-2	R-4	R-6	R-10
D. Height						
D1	Principal building (max)	40'/ 3 stories	40'/ 3 stories	40'/ 3 stories	40'/ 3 stories	40'/ 3 stories
D2	Accessory structure (max)	25'	25'	25'	25'	25'
E. Ground Floor Elevation						
E1	20' or less from front property line (min)	2'	2'	2'	2'	2'
E1	More than 20' from front property line (min)	n/a	n/a	n/a	n/a	n/a
F. Allowed Building Elements						
	Porch, stoop					
	Balcony					

See *Sec. Sec. 1.5.4.D "Building Setbacks"* for specific building element requirements.

Residential infill regulations for additional building setback and reduced height may apply (see Sec. 2.2.7.)

Sec. 2.3.3. Attached House





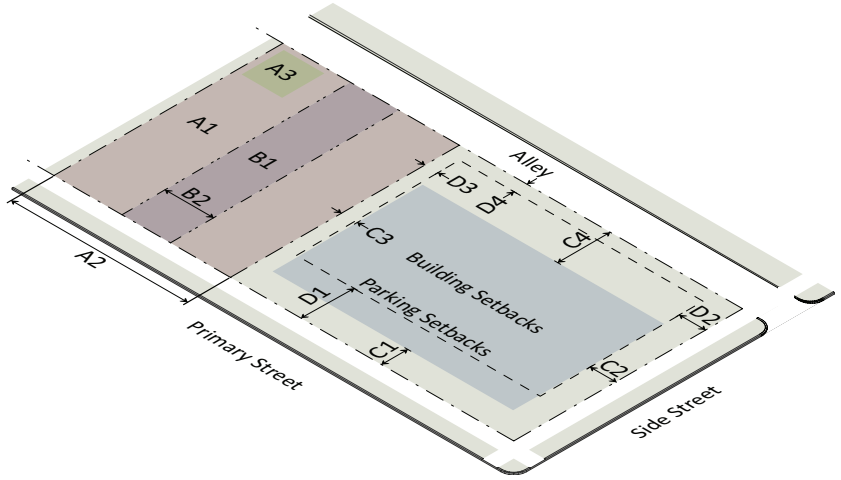
		R-6	R-10
A. Lot Dimensions			
A1	Area (min)	7,500 sf	6,000 sf
A2	Width - interior lot (min)	60'	50'
A2	Width - corner lot (min)	80'	65'
A3	Depth (min)	80'	60'
A4	Density (max)	6 u/a	10 u/a
B. Principal Building Setbacks			
B1	From primary street (min)	10'	10'
B2	From side street (min)	10'	10'
B3	From side lot line (min)	5'	5'
B4	Sum of side setbacks (min)	15'	10'
B5	From rear lot line (min)	20'	20'
C. Accessory Structure Setbacks: See *Section 6.7.2.*			

		R-6	R-10
D. Height			
D1	Principal building (max)	40'/3 stories	40'/3 stories
D2	Accessory structure (max)	25'	25'
E. Ground Floor Elevation			
E1	20' or less from front property line (min)	2'	2'
E1	More than 20' from front property line (min)	n/a	n/a
F. Allowed Building Elements			
	Porch, stoop		
	Balcony		

See *Sec. 1.5.4.D "Building Setbacks"* for specific building element requirements.

Residential infill regulations for additional building setback and reduced height may apply (see Sec. 2.2.7.)

Sec. 2.3.4. Townhouse





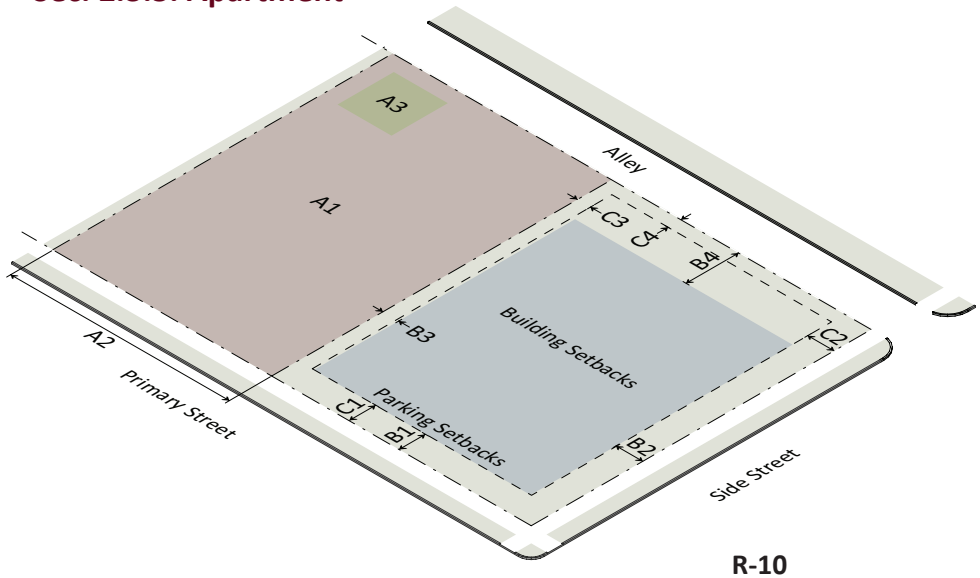
		R-10
A. Site Dimensions		
A1	Net site area (min)	3,300 sf
A2	Width (min)	44'
A3	Outdoor amenity area	5%
A4	Density (max)	10 u/a
B. Lot Dimensions		
B1	Area (min)	n/a
B2	Width (min)	16'
C. Building/Structure Setbacks		
C1	From primary street (min)	10'
C2	From side street (min)	10'
C3	From side lot line (min)	0' or 6'
C4	From rear lot line (min)	20'
C4	From alley, garage only (min)	4' or 20' min
D. Parking Setbacks		
D1	From primary street (min)	20'
D2	From side street (min)	10'
D3	From side line (min)	0' or 3'
D4	From rear lot line (min)	3'
D4	From alley (min)	4'

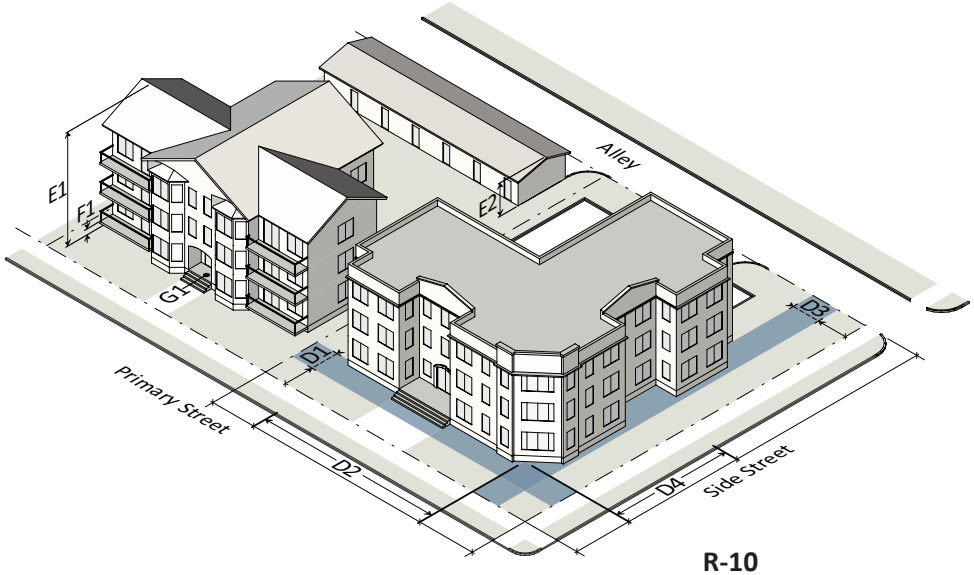
		R-10
E. Build-to (Site)		
E1	Primary street build-to (min/max)	10'/55'
E2	Building width in primary build-to (min)	70%
E3	Preexisting Buildings: See *Sec. 3.4.2.C.2.*	
F. Height		
F1	Principal building (max)	45'/3 stories
F2	Accessory structure (max)	25'
G. Ground Floor Elevation		
G1	Within build-to (min)	2'
G1	Outside of build-to (min)	n/a
H. Pedestrian Access		
H1	Street-facing entrance required for units fronting the street	yes
I. Allowed Building Elements		
	Porch, stoop	
	Balcony	

See Sec. *Sec. 1.5.4.D "Building Setbacks"* for specific building element requirements.

Residential infill regulations for additional building setback and reduced height may apply (see Sec. 2.2.7.)

Sec. 2.3.5. Apartment





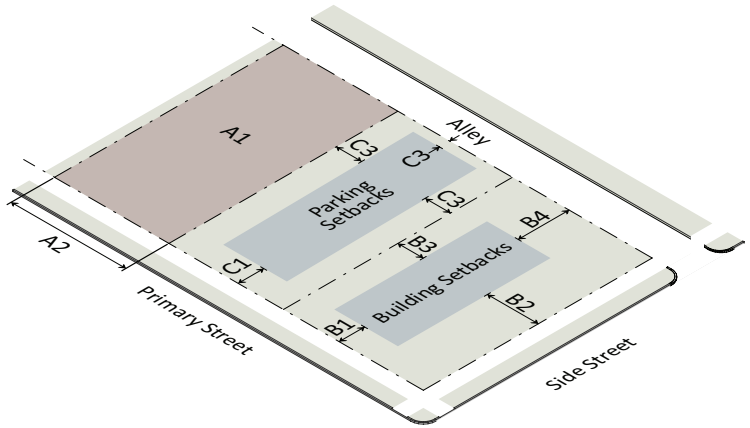
		R-10
A. Lot Dimensions		
A1	Area (min)	15,000 sf
A2	Width (min)	100'
A3	Outdoor amenity area	5%
A4	Density (max)	10 u/a
B. Building/Structure Setbacks		
B1	From primary street (min)	10'
B2	From side street (min)	10'
B3	From side lot line (min)	0' or 6'
B4	From rear lot line (min)	20'
B4	From alley	4' or 20' min
C. Parking Setbacks		
C1	From primary street (min)	10'
C2	From side street (min)	10'
C3	From side/rear lot line (min)	0' or 3'
C4	From rear lot line (min)	3'
C4	From alley (min)	4'

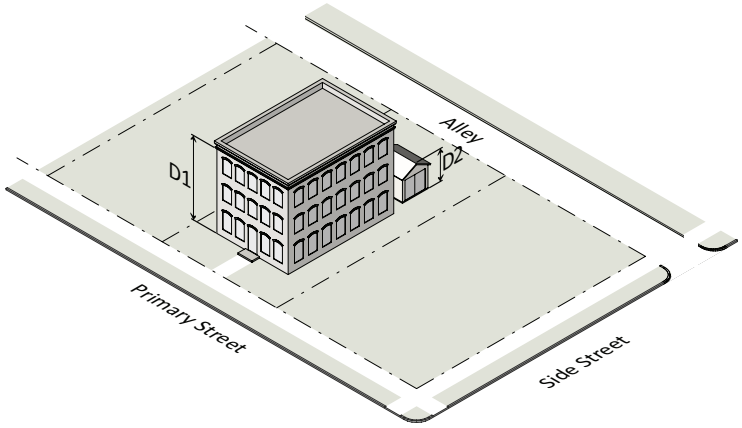
		R-10
D. Build-to		
D1	Primary street build-to (min/max)	10'/55'
D2	Building width in primary build-to (min)	70%
D3	Side street build-to (min/max)	10'/55'
D4	Building width in side build-to (min)	35%
D5	Preexisting Buildings: See *Sec. 3.4.2.C.2.*	
E. Height		
E1	Principal building (max)	45'/3 stories
E2	Accessory structure (max)	25'
F. Ground Floor Elevation		
F1	Within build-to (min)	2'
F2	Outside of build-to (min)	n/a
G. Pedestrian Access		
G1	Street-facing entrance required (min 1 per building)	yes
H. Allowed Building Elements		
	Porch, stoop	
	Balcony	

See *Sec. 1.5.4.D "Building Setbacks"* for specific building element requirements.

Residential infill regulations for additional building setback and reduced height may apply (see Sec. 2.2.7.)

Sec. 2.3.6. Civic Building





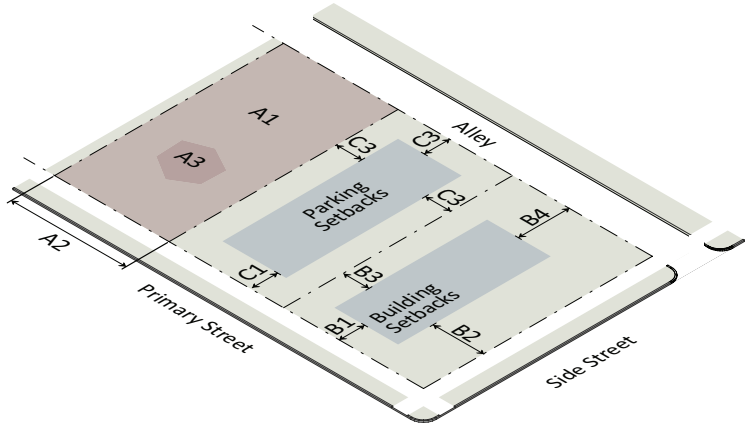
		R-1	R-2	R-4	R-6	R-10
A. Lot Dimensions						
A1	Area (min)	30,000 sf	15,000 sf	7,500 sf	5,000 sf	4,000 sf
A2	Width (min)	100'	80'	65'	50'	45'
B. Building/Structure Setbacks						
B1	From primary street (min)	20'	20'	20'	10'	10'
B2	From side street (min)	20'	20'	20'	10'	10'
B3	From side lot line (min)	15'	10'	10'	10'	10'
B4	From rear lot line (min)	30'	30'	30'	20'	20'
C. Parking Setbacks						
C1	From primary street (min)	20'	20'	20'	10'	10'
C2	From side street (min)	10'	10'	10'	10'	10'
C3	From side/rear lot line (min)	10'	10'	10'	6'	6'

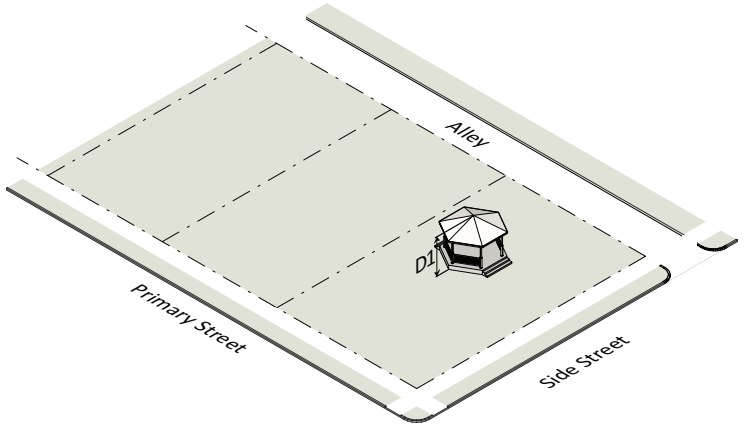
		R-1	R-2	R-4	R-6	R-10
D. Height						
D1	Principal building (max)	40'/ 3 stories	40'/ 3 stories	40'/ 3 stories	40'/ 3 stories	40'/ 3 stories
D2	Accessory structure (max)	25'	25'	25'	25'	25'
E. Allowed Building Elements						
	Porch, stoop					
	Balcony					
	Gallery, awning					

See *Sec. 1.5.4.D "Building Setbacks"* for specific building element requirements.

Residential infill regulations for additional building setback and reduced height may apply (see Sec. 2.2.7.)

Sec. 2.3.7. Open Lot





		R-1	R-2	R-4	R-6	R-10
A. Lot Dimensions						
A1	Area (min)	30,000 sf	15,000 sf	7,500 sf	5,000 sf	4,000 sf
A2	Width (min)	100'	80'	65'	50'	45'
A3	Building coverage (max)	10%	15%	17%	20%	22%
B. Building/Structure Setbacks						
B1	From primary street (min)	20'	20'	20'	10'	10'
B2	From side street (min)	20'	20'	20'	10'	10'
B3	From side lot line (min)	10'	10'	10'	10'	10'
B4	From rear lot line (min)	30'	30'	30'	20'	20'
C. Parking Setbacks						
C1	From primary street (min)	10'	10'	10'	10'	10'
C2	From side street (min)	10'	10'	10'	10'	10'
C3	From side/rear lot line (min)	10'	10'	10'	7'	5'

		R-1	R-2	R-4	R-6	R-10
D. Height						
D1	All building/structures (max)	40'/ 3 stories	40'/ 3 stories	40'/ 3 stories	40'/ 3 stories	40'/ 3 stories
E. Allowed Building Elements						
	Porch, stoop					
	Balcony					
	Gallery, awning					

See *Sec. 1.5.4.D "Building Setbacks"* for specific building element requirements.

Residential infill regulations for additional building setback and reduced height may apply (see Sec. 2.2.7.)

Article 2.4. Conservation Development Option

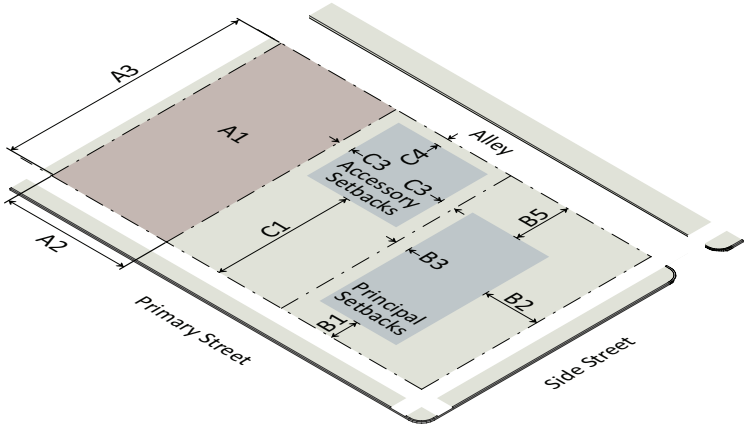
Sec. 2.4.1. General Requirements

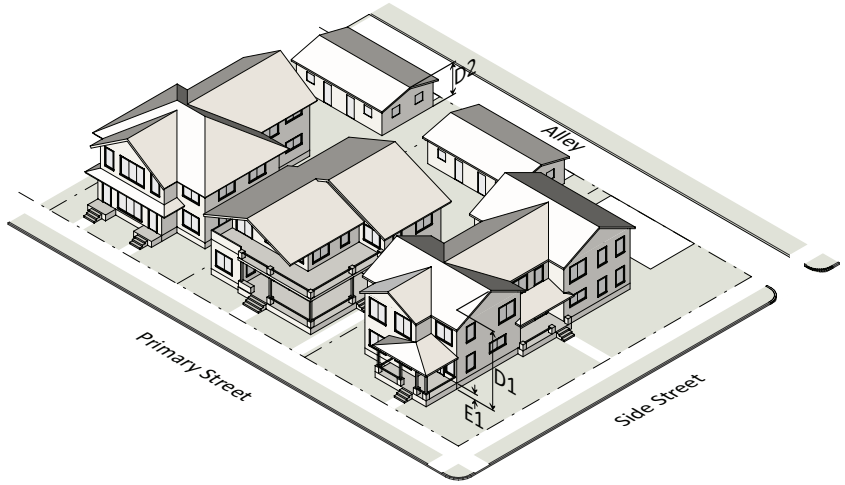


		R-1	R-2	R-4	R-6	R-10
A. Site						
A1	Density (max)	2 u/a	4 u/a	6 u/a	10 u/a	15 u/a
A2	Gross site area (min)	20 acres	15 acres	12 acres	10 acres	5 acres
B. Open Space						
B1	Open space required (min)	40%	40%	40%	40%	40%
B2	% of lots abutting open spaces (min)	60%	50%	40%	40%	30%
B3	Contiguous area (min)	60%	60%	60%	60%	60%
B4	Width of open space (min)	50'	50'	50'	50'	50'

		R-1	R-2	R-4	R-6	R-10
C. Transitional Protective Yard						
C1	Site boundary (min)	Type B1 or B2 Transitional Protective Yard (see *Sec. 7.2.4.A.)* or perimeter lots must meet dimensional standards of *Article 2.2. Conventional Development Option* of the district where the property is located.				
D. Residential Unit Types (max)						
	Detached house	100%	100%	100%	100%	100%
	Attached house	n/a	35%	40%	45%	50%
	Townhouse	n/a	n/a	30%	35%	40%
	Apartment	n/a	n/a	n/a	30%	35%

Sec. 2.4.2. Detached House



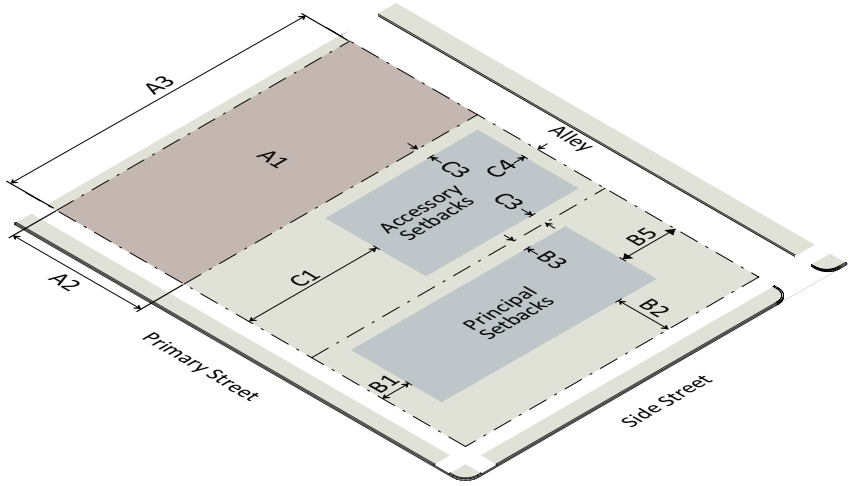


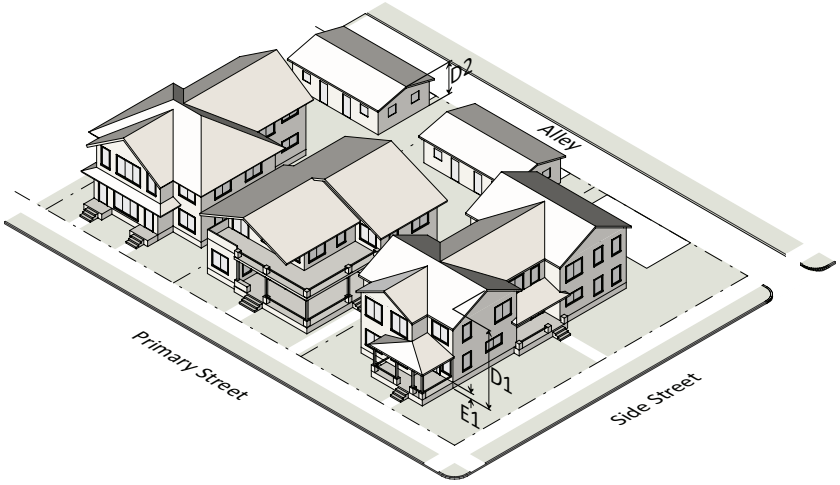
		R-1	R-2	R-4	R-6	R-10
A. Lot Dimensions						
A1	Area (min)	20,000 sf	10,000 sf	6,000 sf	4,000 sf	3,000 sf
A2	Width - interior lot (min)	80'	65'	50'	45'	30'
A2	Width - corner lot (min)	80'	80'	65'	60'	45'
A3	Depth (min)	100'	100'	80'	60'	60'
B. Principal Building Setbacks						
B1	From primary street (min)	20'	20'	10'	10'	10'
B2	From side street (min)	20'	20'	10'	10'	10'
B3	From side lot line (min)	10'	10'	5'	5'	5'
B4	Sum of side setbacks (min)	20'	20'	15'	10'	10'
B5	From rear lot line (min)	30'	30'	20'	20'	15'
C. Accessory Structure Setbacks: See *Section 6.7.2.*						

		R-1	R-2	R-4	R-6	R-10
D. Height						
D1	Principal building (max)	40'/ 3 stories	40'/ 3 stories	40'/ 3 stories	40'/ 3 stories	40'/ 3 stories
D2	Accessory structure (max)	25'	25'	25'	25'	25'
E. Ground Floor Elevation						
E1	20' or less from front property line (min)	2'	2'	2'	2'	2'
E1	More than 20' from front property line (min)	n/a	n/a	n/a	n/a	n/a
F. Allowed Building Elements						
	Porch, stoop					
	Balcony					

See *Sec. 1.5.4.D "Building Setbacks"* for specific building element requirements.

Sec. 2.4.3. Attached House



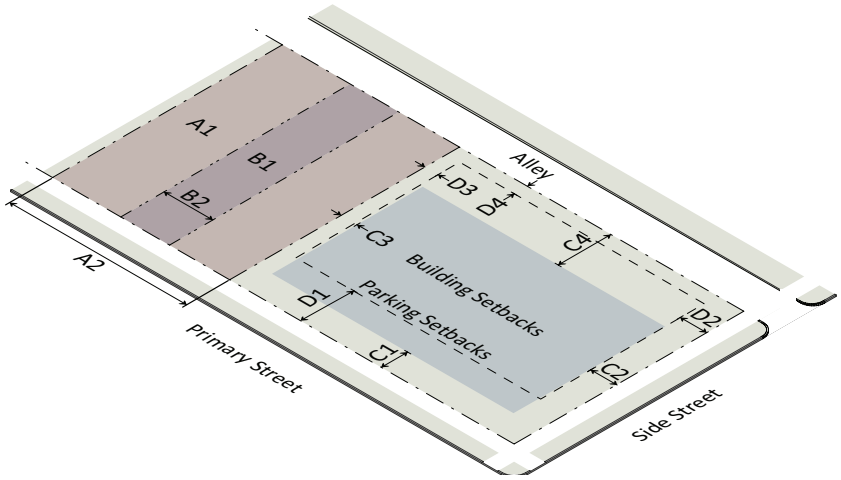


		R-2	R-4	R-6	R-10
A. Lot Dimensions					
A1	Area (min)	15,000 sf	9,000 sf	6,000 sf	4,500 sf
A2	Width - interior lot (min)	65'	60'	50'	40'
A2	Width - corner lot (min)	80'	80'	65'	55'
A3	Depth (min)	80'	80'	60'	60'
B. Principal Building Setbacks					
B1	From primary street (min)	20'	10'	10'	10'
B2	From side street (min)	20'	20'	10'	10'
B3	From side lot line (min)	10'	5'	5'	5'
B4	Sum of side setbacks (min)	20'	15'	10'	10'
B5	From rear lot line (min)	30'	20'	20'	15'
C. Accessory Structure Setbacks: See *Section 6.7.2.*					

		R-2	R-4	R-6	R-10
D. Height					
D1	Principal building (max)	40'/ 3 stories	40'/ 3 stories	40'/ 3 stories	40'/ 3 stories
D2	Accessory structure (max)	25'	25'	25'	25'
E. Ground Floor Elevation					
E1	20' or less from front property line (min)	2'	2'	2'	2'
E1	More than 20' from front property line (min)	n/a	n/a	n/a	n/a
F. Allowed Building Elements					
	Porch, stoop				
	Balcony				

See *Sec. 1.5.4.D "Building Setbacks"* for specific building element requirements.

Sec. 2.4.4. Townhouse



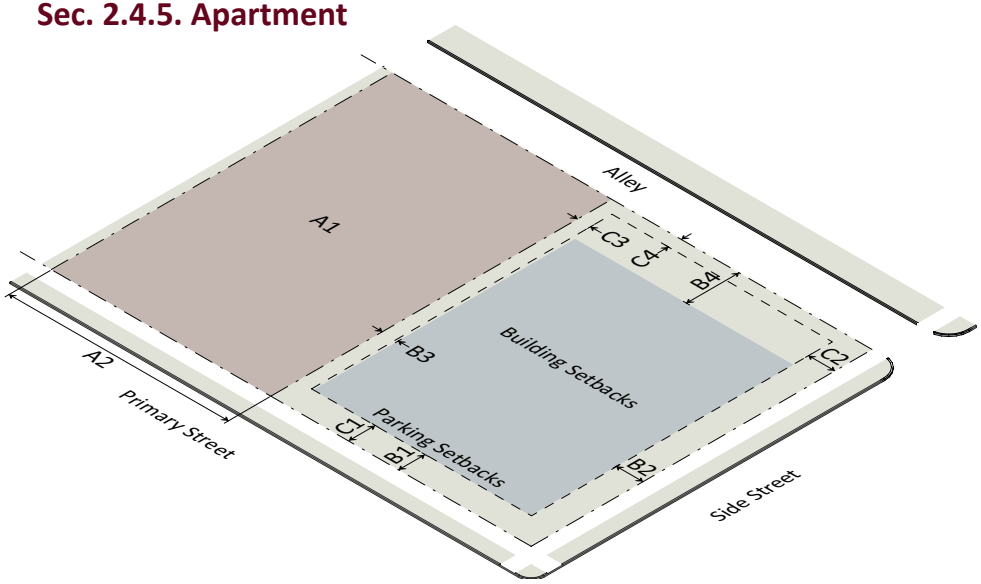


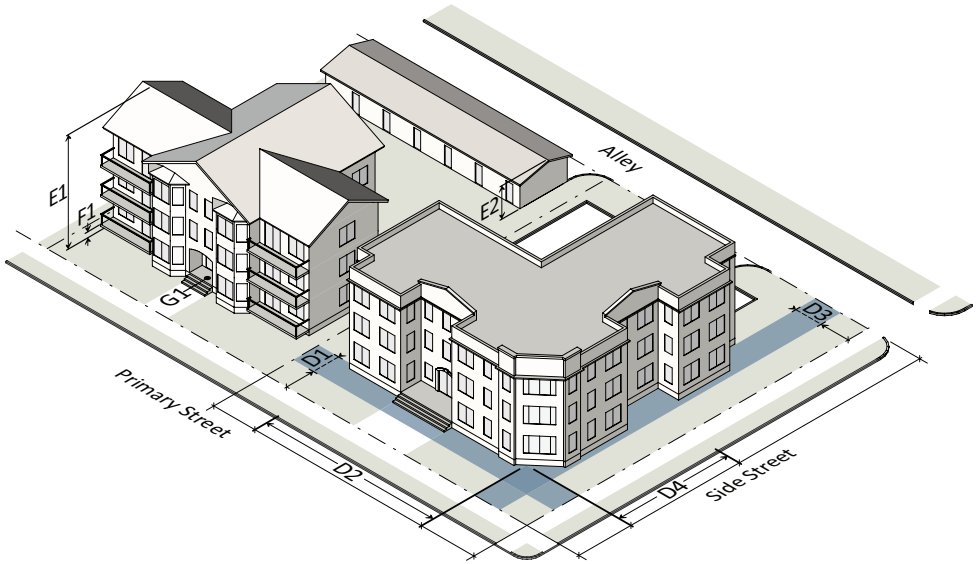
		R-4	R-6	R-10
A. Site Dimensions				
A1	Net site area (min)	3,900 sf	3,300 sf	3,000 sf
A2	Width (min)	52'	44'	40'
B. Lot Dimensions				
B1	Area (min)	1,500 sf	1,200 sf	1,050 sf
B2	Width (min)	20'	16'	14'
C. Building/Structure Setbacks				
C1	From primary street (min)	10'	10'	10'
C2	From side street (min)	10'	10'	10'
C3	From side lot line (min)	0' or 6'	0' or 6'	0' or 6'
C4	From rear lot line (min)	20'	20'	20'
C4	From alley, garage only (min)	4' or 20' min	4' or 20' min	4' or 20' min
D. Parking Setbacks				
D1	From primary street (min)	20'	20'	20'
D2	From side street (min)	10'	10'	10'
D3	From side line (min)	0' or 3'	0' or 3'	0' or 3'
D4	From rear lot line (min)	3'	3'	3'

		R-4	R-6	R-10
D4	From alley (min)	4'	4'	4'
E. Build-to (Site)				
E1	Primary street build-to (min/max)	10'/55'	10'/55'	10'/55'
E2	Building width in primary build-to (min)	70%	70%	70%
F. Height				
F1	Principal building (max)	45'/ 3 stories	45'/ 3 stories	45'/ 3 stories
F2	Accessory structure (max)	25'	25'	25'
G. Ground Floor Elevation				
G1	Within build-to (min)	2'	2'	2'
G1	Outside of build-to (min)	0'	0'	0'
H. Pedestrian Access				
H1	Street-facing entrance required for units fronting the street	yes	yes	yes
I. Allowed Building Elements				
	Porch, stoop			
	Balcony			

See *Sec. 1.5.4.D "Building Setbacks"* for specific building element requirements.

Sec. 2.4.5. Apartment



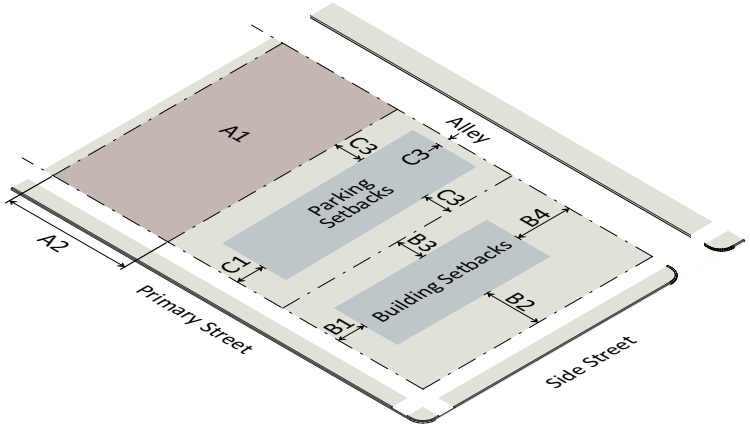


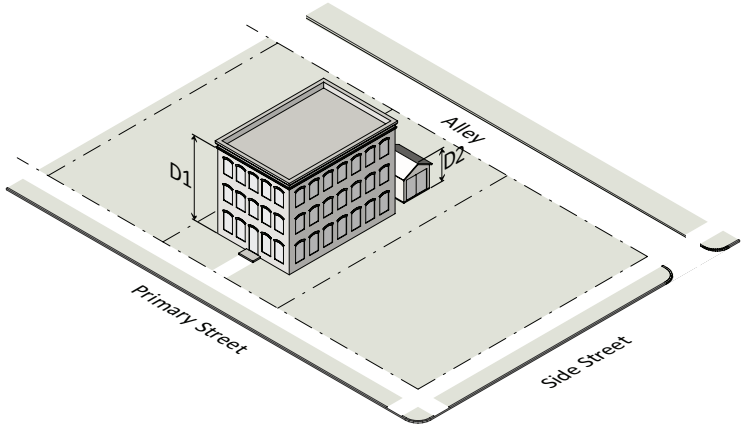
		R-6	R-10
A. Lot Dimensions			
A1	Area (min)	15,000 sf	15,000 sf
A2	Width (min)	100'	100'
B. Building/Structure Setbacks			
B1	From primary street (min)	10'	10'
B2	From side street (min)	10'	10'
B3	From side lot line (min)	0' or 6'	0' or 6'
B4	From rear lot line (min)	20'	20'
B4	From alley	4' or 20' min	4' or 20' min
C. Parking Setbacks			
C1	From primary street (min)	10'	10'
C2	From side street (min)	10'	10'
C3	From side/rear lot line (min)	0' or 3'	0' or 3'
C4	From rear lot line (min)	3'	3'
C4	From alley (min)	4'	4'

		R-6	R-10
D. Build-to			
D1	Primary street build-to (min/max)	10'/55'	10'/55'
D2	Building width in primary build-to (min)	70%	70%
D3	Side street build-to (min/max)	10'/55'	10'/55'
D4	Building width in side build-to (min)	35%	35%
E. Height			
E1	Principal building (max)	45'/3 stories	45'/3 stories
E2	Accessory structure (max)	25'	25'
F. Ground Floor Elevation			
F1	Within build-to (min)	2'	2'
F2	Outside of build-to (min)	0'	0'
G. Pedestrian Access			
G1	Street-facing entrance required (min 1 per building)	yes	yes
H. Allowed Building Elements			
	Porch, stoop		
	Balcony		

See *Sec. 1.5.4.D "Building Setbacks"* for specific building element requirements.

Sec. 2.4.6. Civic Building



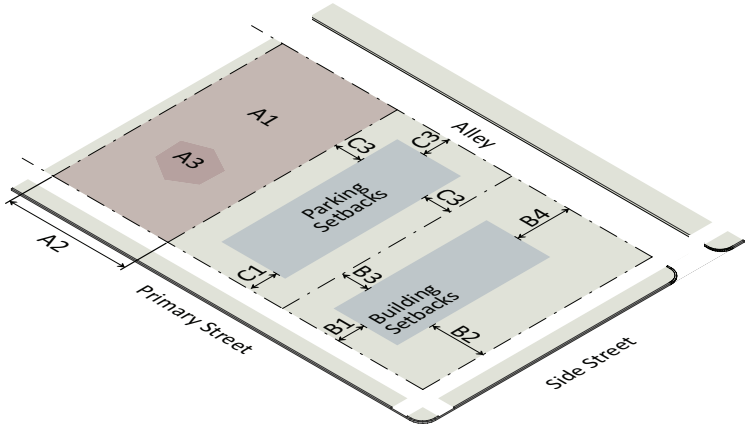


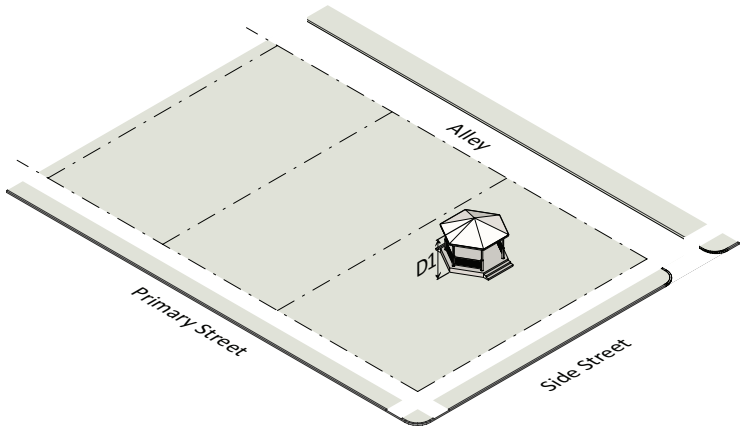
		R-1	R-2	R-4	R-6	R-10
A. Lot Dimensions						
A1	Area (min)	20,000 sf	10,000 sf	6,000 sf	4,000 sf	4,000 sf
A2	Width (min)	80'	65'	50'	45'	45'
B. Building/Structure Setbacks						
B1	From primary street (min)	20'	20'	10'	10'	10'
B2	From side street (min)	20'	20'	10'	10'	10'
B3	From side lot line (min)	10'	20'	10'	10'	10'
B4	From rear lot line (min)	30'	30'	20'	20'	20'
C. Parking Setbacks						
C1	From primary street (min)	20'	20'	10'	10'	10'
C2	From side street (min)	10'	10'	10'	10'	10'
C3	From side/rear lot line (min)	10'	10'	6'	6'	6'

		R-1	R-2	R-4	R-6	R-10
D. Height						
D1	Principal building (max)	40'/ 3 stories	40'/ 3 stories	40'/ 3 stories	45'/ 3 stories	45'/ 3 stories
D2	Accessory structure (max)	25'	25'	25'	25'	25'
E. Allowed Building Elements						
	Porch, stoop					
	Balcony					
	Gallery, awning					

See *Sec. 1.5.4.D "Building Setbacks"* for specific building element requirements.

Sec. 2.4.7. Open Lot





		R-1	R-2	R-4	R-6	R-10
A. Lot Dimensions						
A1	Area (min)	20,000 sf	10,000 sf	6,000 sf	4,000 sf	4,000 sf
A2	Width (min)	80'	65'	50'	45'	45'
A3	Building coverage (max)	15%	17%	20%	22%	22%
B. Building/Structure Setbacks						
B1	From primary street (min)	20'	20'	10'	10'	10'
B2	From side street (min)	20'	20'	10'	10'	10'
B3	From side lot line (min)	10'	20'	10'	10'	10'
B4	From rear lot line (min)	30'	30'	20'	20'	20'
C. Parking Setbacks						
C1	From primary street (min)	20'	20'	10'	10'	10'
C2	From side street (min)	10'	10'	10'	10'	10'
C3	From side/rear lot line (min)	10'	10'	10'	10'	10'
		R-1	**R-2**	**R-4**	**R-6**	**R-10**

D. Height						
D1	All building/structures (max)	40'/ 3 stories	40'/ 3 stories	40'/ 3 stories	40'/ 3 stories	40'/ 3 stories
E. Allowed Building Elements						
	Porch, stoop					
	Balcony					
	Gallery, awning					

See *Sec. 1.5.4.D "Building Setbacks"* for specific building element requirements.

Article 2.5. Common Open Space Requirements

Sec. 2.5.1. Amount of Open Space

Applicants that choose to use the conservation standards must set aside at least 40% of the total project area as common open space. Applicants that choose to use the compact standards must set aside at least 20% of the total project area as common open space. The amount of required common open space is calculated as a percentage of the net site area.

Sec. 2.5.2. Open Space Allocation

In allocating land for required common open space, the following hierarchy of primary and secondary open space applies.

A. Primary Open Space

The following are considered primary open space areas and must be the first areas reserved as required open space:

1. Floodway areas;
2. Natural resource buffers required along primary and secondary watercourses (see open space bonus allowance in *Sec. 9.2.3 A.1.d)*;
3. Slopes above 25% of at least 5,000 square feet contiguous area;
4. Jurisdictional wetlands under federal law (Clean Water Act, Section 404) that meet the definition applied by the Army Corps of Engineers; and
5. Transitional protective yards.

B. Secondary Open Space

The following are considered secondary open space areas and must be included as required open space once the primary open space areas are exhausted:

1. Flood fringe areas.

C. Tertiary Open Space

The following are considered tertiary open space areas and must be included as required open space once the primary and secondary open space areas are exhausted:

1. Historic, archeological and cultural sites, cemeteries and burial grounds;
2. Significant natural features and scenic viewsheds such as ridge lines, field borders, meadows, fields, river views, natural woodlands that can be seen from roadways and serve to block the view of the project in whole or in part;
3. Habitat for federally-listed endangered or threatened species;
4. Individual existing healthy trees greater than 10 inches DBH and their critical root zones;
5. Areas that connect to neighboring open space, trails or greenways;
6. Soils with severe limitations due to drainage problems; and
7. Tree conservation areas.

Sec. 2.5.3. Configuration of Open Space

A. The minimum width for any required open space is 50 feet. Exceptions may be granted for items such as trail easements and linear parks and 32-foot wide tree conservation areas.

B. At least 60% of the required open space must be contiguous. For the purposes of this section, contiguous includes any open space bisected by a Local Street or Mixed Use Street, provided that:

1. A pedestrian crosswalk provides access to the open space on both sides of the street; and
2. The right-of-way area is not included in the calculation of minimum open space required.

C. Where feasible, the open space should adjoin any neighboring areas of open space, other protected areas and non-protected natural areas.

D. The required open space must be directly accessible to the largest practicable number of dwelling units within the development. Non-adjoining lots must be provided with safe, convenient access to the open space.

E. No lot can be farther than a ¼-mile radius from the open space. This radius is measured in a straight line from the lot line, without regard for street, sidewalk or trail connections, to the nearest point of the open space.

F. Access to the open space must be provided either by an abutting street or easement not less than 20 feet in width.

G. Open space can be relocated in an approved development, provided the following standards are met:

1. The amount of open space shall be equal to or greater than the amount shown on the approved plan.
2. Open space adjacent to a recorded tree conservation area cannot be relocated to an area absent tree conservations area.
3. Open space areas contained in the list of "primary open space" in Sec. 2.5.2.A cannot be relocated to a secondary or tertiary open space area as defined in *Sec. 2.5.2.B. and C*. Open space areas contained in the list of "secondary open space" in *Sec. 2.5.2.B*. cannot be relocated to "tertiary" open space as defined in *Sec. 2.5.2.C*.

Sec. 2.5.4. Allowed Uses of Open Space

To the extent not otherwise prohibited, required open space may be used for the following:

A. Conservation areas for natural, archeological or historical resources;

B. Meadows, woodlands, wetlands, wildlife corridors, game preserves or similar conservation-oriented areas;

C. Pedestrian or multipurpose trails;

D. Passive recreation areas;

E. Active recreation areas, provided that impervious area is limited to no more than 25% of the total open space (active recreation areas in excess of this impervious area limit must be located outside of the required open space);

F. Golf courses (excluding clubhouse areas and maintenance facilities), provided the area does not exceed 50% of the required open space and further provided that impervious area is limited to no more than 10% of the total open space;

G. Water bodies, such as lakes and ponds and floodways provided the total surface area does not exceed 50% of the required open space;

H. Restricted agriculture, community garden;

I. Floriculture, horticulture, pasturage, row and field crops, viticulture, tree or sod farm, silviculture;

J. Stormwater control measures; and

K. Easements for drainage, access and underground utility lines.

Sec. 2.5.5. Stormwater Control Measures

No more than 25% of the required common space shall be devoted singularly or collectively to detention ponds, sand filters and retention ponds, provided, this limitation shall have no application to any retention pond that meets all of the following:

A. The retention pond or closely connected series of ponds is one-half acre water surface area at normal pool in size or greater;

B. The retention pond is surrounded by open space;

C. The retention pond is accessible to all homeowners; and

D. The retention pond is an amenity complying with *Sec. 7.2.6*.

Sec. 2.5.6. Prohibited Uses of Open Space

Required open space cannot be used for the following:

A. Individual wastewater disposal systems;

B. Overhead electric transmission lines or high voltage electric transmission lines; and

C. Streets (except for street crossings as expressly provided) and impervious parking areas.

Sec. 2.5.7. Ownership and Management of Open Space

A. Ownership

Required open space must be owned and maintained by one of the following entities:

1. Land Conservancy or Land Trust

A bona fide land conservancy or land trust with the legal authority may own the open space. The responsibility for maintaining the open space and any facilities may be borne by a land conservancy or land trust.

2. Homeowners' Association

A homeowners' association representing residents of the development may own the open space. The homeowners' association must have lien authority to ensure the collection of dues from all members. The responsibility for maintaining the open space and any facilities is borne by the homeowners' association.

B. Conveyance

The conveyance of common open space shall be in accordance with the following:

1. Open space shall be conveyed to the land conservancy or homeowners' association in fee simple without any encumbrances except drainage, greenway and utility easements. Title to the real property shall be conveyed

no later than the time of the conveyance of the first lot within the applicable phase of the development.

2. Open space shall be preserved for the perpetual benefit of the residents within the development and it shall be restricted against private or public ownership for any other purpose except acquisition by condemnation or in lieu of condemnation and the granting of utility, drainage and greenway easements.

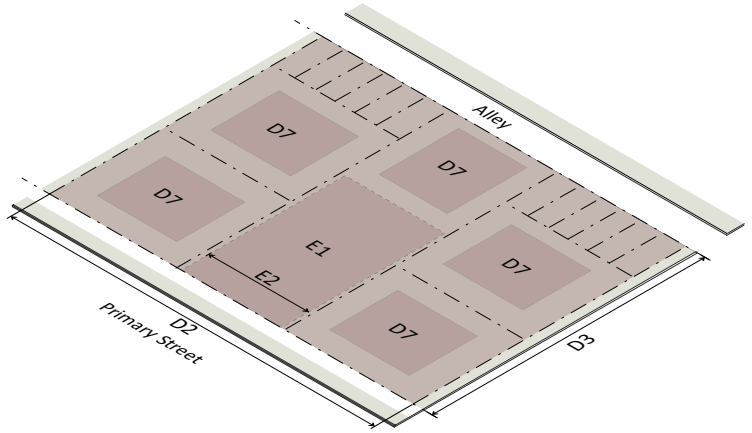
C. Dissolution

If the homeowner's association is dissolved, the open space may be offered to another entity who shall be responsible for the maintenance and upkeep of the open space. If no other offer is accepted, the open space shall be offered to the City and if accepted, deeded to the City.

Article 2.6. Additional Housing Patterns

Sec. 2.6.1. Cottage Court





A. Description

A cottage court is a group of small detached houses, attached houses or townhouses (two-unit maximum per building) centered around a common courtyard. The central courtyard enhances the character of the area through the provision of consolidated open space. A cottage court may be developed on individual lots or with a common form of ownership.

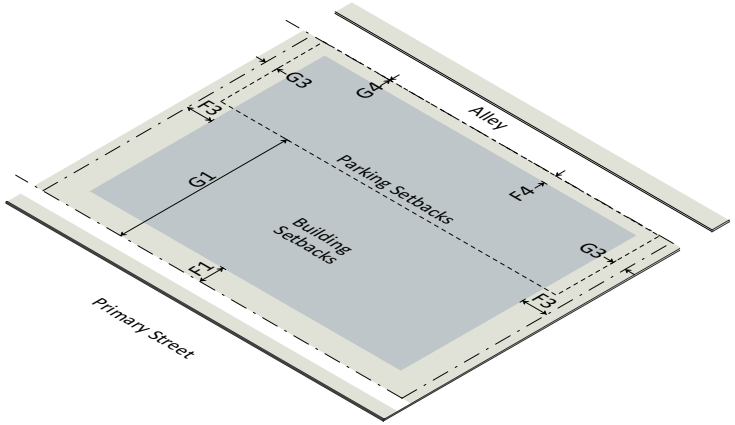
B. Districts Allowed In

R-2, R-4, R-6, R-10, RX-, OX-, NX-, CX-

C. Building Types Allowed

Detached house, attached house, townhouse (two-unit maximum per building)

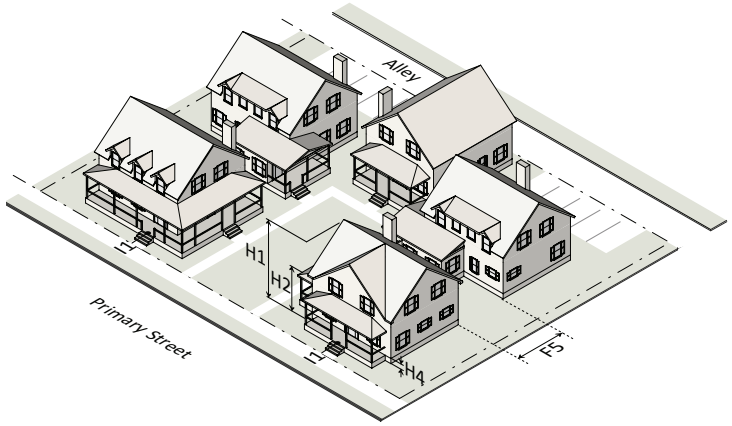
		R-2	R-4	R-6	R-10	RX-, OX-, NX-, CX-
D. Site and Lot Dimensions						
D1	Net site area (min)	58,080 sf	29,040 sf	19,360 sf	13,000 sf	13,000 sf
D2	Site Width (min)	140'	140'	120'	90'	90'
D3	Depth (min)	120'	120'	100'	90'	90'
D4	Site area per dwelling unit (min)	14,520 sf	7,260 sf	4,840 sf	2,904 sf	2,400 sf
D5	Dwelling units per site (max)	30	30	30	30	30
D6	Dwelling unit gross floor area (max)	1,800 sf	1,800 sf	1,800 sf	1,800 sf	1,800 sf
D7	Detached accessory structure footprint (max)	450 sf	450 sf	450 sf	450 sf	450 sf
D8	Individual lot area (min)	No min.	No min.	No min.	No min.	No min.
D9	Minimum lot width directly abutting courtyard (E1)	5'	5'	5'	5'	5'



		R-2	R-4	R-6	R-10	RX-, OX-, NX-, CX-
E.	**Internal Courtyard**					
E1	Area (min)	4,000 sf	3,250 sf	2,600 sf	2,100 sf	1,600 sf
E2	Width as measured parallel to primary street for first 15' of site depth[1] (min)	60'	60'	40'	30'	20'
E3	Additional courtyard area per unit over four (min)	1,000 sf	850 sf	700 sf	550 sf	400 sf
E4	Setback from primary street (max)	0'	0'	0'	0'	0'
E5	Distance from any individual lot (max)	0'	0'	0'	0'	0'
E6	E6 Distance from any individual unit (max)	30'	30'	30'	30'	30'

1 No portion of the minimum internal courtyard area (E1) may be less than 20 feet in width and length. For sites with less than 10 units a meandering courtyard may be split across no more than two distinct sections. For sites with less than 20 units a meandering courtyard may be split across no more than three distinct sections.

		R-2	R-4	R-6	R-10	RX-, OX-, NX-, CX-
F.	**Building/Structure Setbacks (Site)**					
F1	From primary street (min)	20'	20'	10'	10'	10'
F2	From side street (min)	15'	15'	10'	10'	10'
F3	From side site line (min)	10'	10'	10'	10'	10'
F4	From rear site line (min)	20'	20'	20'	20'	20'
F5	From alley (min)	5'	5'	5'	5'	5'
F6	Building separation (min)	6'	6'	6'	6'	6'



		R-2	R-4	R-6	R-10	RX-, OX-, NX-, CX-
	Building/Structure Setbacks (Lots)					
F7	From internal cottage court lot line (min)			3'	3'	3'
F8	From shared internal townhouse lot (min)	0'	0'	0'	0'	0'
Residential Infill rules (*Sec. 2.2.7)* do not apply.						
G.	**Parking Setbacks**					
G1	From primary street if not screened from primary street by C3 yard or principal structure (min)	90'	90'	90'	90'	90'
G2	From primary street if screened from primary street by C3 yard or principal structure (min)	50'	50'	50'	50'	50'
G3	From side street (min)	10'	10'	10'	10'	10'
G4	From side lot line (min)	5'	5'	5'	5'	5'
G5	From rear lot line (min)	5'	5'	5'	5'	5'
G6	From alley (min)			0'	0'	0'
H.	**Height**					
H1	Building height (max)	30'	30'	30'	30'	30'
H2	Accessory accessory height (max)			17'	17'	17'
H3	Ground floor elevation 20' or less from primary street (min)			2'	2'	2'
Residential Infill rules (*Sec. 2.2.7)* do not apply.						
I.	**Allowed Building Elements**					
	Porch, stoop					

See *Sec. 1.5.4.D "Building Setbacks"* for specific building element requirements.

J. Courtyard Requirements and Restrictions

1. Courtyard must be one contiguous open space.
2. Courtyard may not be parked or driven upon.
3. One common building (detached house building type) not to exceed 3,000 square feet in gross floor area may be permitted in the courtyard under the following conditions:
   a. The common building may not be used as a dwelling.
   b. Uses within the common building must be accessory to the cottage court development.
   c. The common building shall not count towards the maximum number of dwelling units per site (*Sec. 2.6.1.D.6.*)
   d. Notwithstanding the forgoing, the common building must comply with all other requirements of *Section 2.6.1.*
4. Inclusive of the common building, up to 20% of the minimum internal courtyard area (*Sec. 2.6.1.E.1.*) may be covered, however only 10% of the minimum internal courtyard area (*Sec. 2.6.1.E.1.*) may be enclosed.
5. Stormwater detention wet ponds and dry ponds shall not count towards the minimum internal courtyard area (*Sec. 2.6.1.E.1.*) Green Stormwater Infrastructure (GSI) practices may be used to meet up to 10% of the minimum internal courtyard area (*Sec. 2.6.1.E.1.*)
6. Tree Conservation Areas shall not be included as part of the minimum internal courtyard area (*Sec. 2.6.1.E.1.*)
7. Retaining walls within the courtyard may be no taller than 4' in height. Retaining walls that are 2' or less in height may be spaced as close as 10' apart. All other retaining walls must be spaced a minimum of 20' apart.

Sec. 2.6.2. Detached House Additions

When an existing detached house is converted to an attached or apartment building type and an addition is added to the existing building, the following regulations apply:

A. The addition must contain the same building materials as the existing structure;

B. The roof pitch and form of the addition shall be the same as the existing structure;

C. The height of the addition shall not exceed the height of the existing structure;

D. The building addition shall not cumulatively exceed 50% of the floor area of the existing structure; and

E. Additions made after September 1, 2013, which do not comply with paragraphs A through D. above shall not be used for conversions that add one or more dwelling units.

Sec. 2.6.3. Accessory Dwelling

A. Purpose and Objectives

The Accessory Dwelling housing pattern provides for the development of one accessory dwelling unit on a lot with an existing Detached House as an accessory use to a principal use of Single-unit Living or on a lot with an existing Attached House as an accessory use to a principal use of Two-unit Living.

B. Base Standards Apply

Except as specifically set forth in this section, the allowed uses, the dimensional requirements, height limits and general development standards of the underlying zoning district apply.

C. Definition

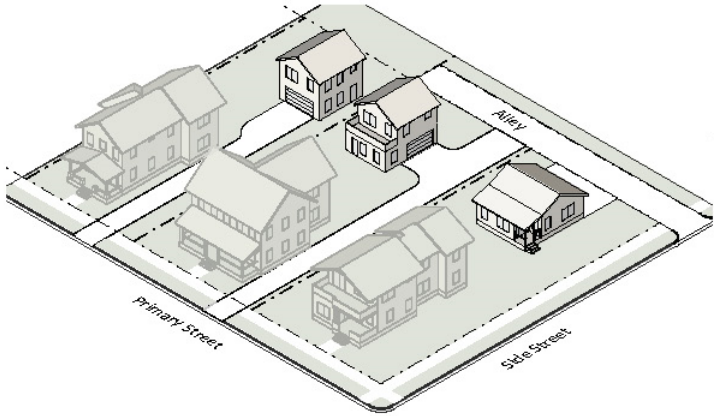
An Accessory Dwelling Unit (ADU) is a self-contained dwelling unit that is located on the same lot as a principal dwelling that meets the regulations identified in Section 2.6.3.D. An Accessory Dwelling Unit may be located above a garage. Accessory Dwelling Units may be detached, attached, or internal to the principal dwelling. Only residential uses are permitted in Accessory Dwelling Units.

D. Accessory Dwelling Unit Regulations

In accordance with this section, an accessory dwelling unit shall conform with the following development regulations:

1. An ADU shall be located on the same lot as a principal dwelling and meet both of the following:
   a. The gross floor area of the accessory dwelling shall be less than the gross floor area of the total principal dwelling; and
   b. Shall be affixed to or constructed on a permanent foundation and not be a manufactured home or moveable structure;

2. There shall be no more than one ADU on the same lot as a principal dwelling;
3. It shall be accessed by a lockable external entrance;
4. Ownership of an ADU shall not be transferred apart from its principal dwelling unit;
5. It shall meet all relevant standards and requirements of the UDO, provided however accessory dwelling units shall not be subject to *Article 6.7 Accessory Uses and Structures* and *Sec. 7.1.2.C Parking Requirements by Use.*

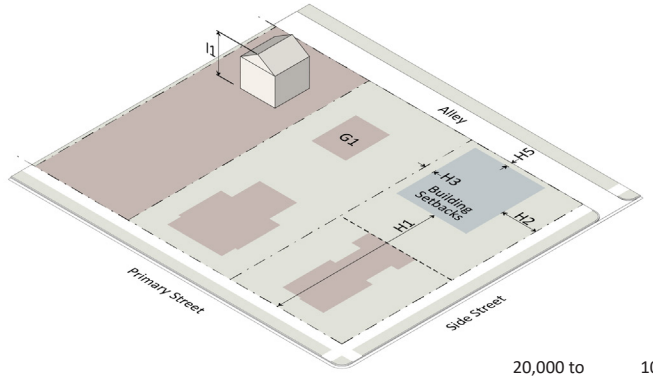


E. Description

An Accessory Dwelling Unit (ADU) is a self-contained dwelling unit that is located on the same lot as a principal dwelling that meets the regulations identified in Section 2.6.3.D. An ADU may be located above a garage. ADUs may be detached, attached, or internal to the principal dwelling. Only residential uses are permitted in ADUs.

F. Districts Allowed In

R-1, R-2, R-4, R-6, R-10, RX-, OX-, NX-, CX-, DX



		>40,000 sf	20,000 to 39,999 sf	10,000 to 19,999 sf	6,000 to 9,999 sf	4,000 to 5,999 sf
G. Lot Specifications						
G1	Gross Floor Area (max)	1,000 sf	800 sf	800 sf	800 sf	800 sf
H. Detached ADU Setbacks						
H1	From primary street (min)	Must be located behind the rear wall of the house				
H2	From side street (min)	15'	15'	15'	10'	10'
H3	From side lot line (min)	10'	5'	5'	5'	5'
H4	From rear late line (min)	10'	5'	5'	5'	5'
H5	From alley (min)	2' without parking / 20' with parking	2' without parking / 20' with parking	2' without parking / 20' with parking	2' without parking / 20' with parking	2' without parking / 20' with parking
I. Height						
I1	Overall height (max)	26'	26'	26'	26'	26'

W