



Table 2.4 Medium and High Density Residential Zoning Districts Dimensional Requirements

Medium and High Density Residential					
KEY:					
Housing Types: SFD: Single-Family Detached, SFA: Single-Family Attached, TTF: Two/Three Family, MF: Multi-Family, MU: Mixed-Use, U-SF: Urban Single-Family					
Character Areas: RC: Regional Center, TC: Town Center, TN: Traditional Neighborhood, NC: Neighborhood Center, SUB: Suburban					
Elements	RSM	MR-1	MR-2	HR-1	HR-2 and HR-3
Overall Site Requirements (minimum, unless otherwise specified)					
Dwelling Units Per Acre (maximum base density and maximum possible with bonuses)	4 - 8	8 - 12	12 - 24	24 - 40	HR-2: 40 - 60 HR-3: 60 - 120
Open Space Required (minimum %) ¹	20%	20%	15%	15%	15%
Transitional Buffers (feet)	See Article 5				
Lot Requirements (minimum, unless specified)					
Single-Family Detached Conventional (SFD) ²					
Lot Area (square feet)	5,000/2,000 cottage	5,000/2,000 cottage	5,000/2,000 cottage	Not Permitted	Not Permitted
Lot Width, Street Frontage (feet)	50/20 cottage and detached townhome	45/20 cottage and detached townhome	40/20 cottage and detached townhome	Not Permitted	Not Permitted
Lot Coverage (maximum % per lot)	50	60	65	Not Permitted	Not Permitted
Single-Family Attached (SFA)					
Lot Area (square feet)	1,000	1,000	1,000	1,000	1,000
Lot Width (feet)	25	25	20	20	20
Lot Coverage (maximum % per lot or total parcel acreage)	70	80	85	85	85
Urban Single-Family (detached)					
Lot Area (square feet)	1,350	1,350	1,000	1,000	1,000
Lot Width (feet)	25	25	20	20	20
Lot Coverage (maximum % per lot or total parcel acreage)	70	80	85	85	85
Two/Three Family (TTF)					
Lot Area (square feet)	4,000	4,000	4,000	Not Permitted	Not Permitted
Lot Width (feet)	60	55	50	Not Permitted	Not Permitted
Lot Coverage (maximum % per lot or total parcel acreage)	50%	55%	55%	Not Permitted	Not Permitted
Multi-Family (MF) and Mixed-Use (MU)					
Lot Width, Street Frontage (feet)	Not Permitted	100	100	100	100
Lot Coverage (maximum % of total parcel acreage)	Not Permitted	65%	75%	85%	85%

¹ Open space requirement shall apply to new subdivisions if project is > 5 acres or □ 36 units (see Chapter 14). See Article 5 for enhanced open space requirements.

² Where two numbers are indicated, the first number is the standard and the second number applies only to housing type that is indicated, e.g., cottage or townhome.

³ See Article 5 for building separation and minimum multi-family unit size details; Urban-SF with 0' side setback must meet fire walls, sprinklers and any other fire code applicable to attached townhouse dwellings



Table 2.4 Medium and High Density Residential Zoning Districts Dimensional Requirements, Continued

Medium and High Density Residential (continued)					
KEY: Housing Types: SFD: Single-Family Detached, SFA: Single-Family Attached, TTF: Two/Three Family, MF: Multi-Family, MU: Mixed-Use, U-SF: Urban Single-Family Character Areas: RC: Regional Center, TC: Town Center, TN: Traditional Neighborhood, NC: Neighborhood Center, SUB: Suburban					
Elements	RSM	MR-1	MR-2	HR-1	HR-2 and HR-3
Building Setbacks: SF and SFA for Individual Internal Lots; MF, SFA, MU for Overall Site****					
Front Thoroughfares and Arterials (min. and max. feet)	All: min 20, max 30	SFD: min 15, max 25 Other: 10-20	All: min 10, max 20	All: min 10, max 20	All: min 10, max 20
Front - all other streets by Character Area (min. feet)	RC/NC/TC: 15 SUB: 20	0 - Determined only by utility placement, ROW, and streetscape (Article 5)			
Front with alley access (min. feet)	10	SFD & TTF: 10; SFA & MF: 5	SFD & TTF: 10; SFA & MF: 5	5	5
Side - interior lot (feet)****	SFD & TTF: 3 ft with minimum 10 ft separation between buildings; SFA: N/A; MF & MU: N/A; U-SF: 0 ft side setback with minimum 3 ft separation between building				
Side - corner lot on public street (feet)	same as front setback (see also Art 5 Corner Lot)				
Rear without alley (feet)	SFD: 20; SFA: 15; TTF: 15; All others: 20	SFD: 20; SFA: 15; MF & MU: 20; MF: 20; CM/OF/MU: 15 (see also transitional buffers, Article 5)			
Rear with alley (feet)	10	10	10	10	10
Unit Size, heated living area (square feet, minimum)					
Single-Family Detached (SFD) - Conventional	1,200	1,200	1,000	Not Permitted	Not Permitted
Single-Family Detached (SFD) - Cottage	800	800	800	Not Permitted	Not Permitted
Single-Family Attached (SFA) ***	1,200	1,200	1,000	1,000	Not Permitted
Urban Single-Family (U-SF) - Detached	1,100	1,100	1,100	1,100	Not Permitted
Two/Three Family (TTF)	1,000	1,000	1,000	1,000	Not Permitted
Multi-Family (MF) ^{3 & 4}	Not Permitted for New Developments	650	650	650	650
Height (maximum and whichever is less when indicated as stories or feet)					
Single-Family Detached (SFD) Except Res Infill Overlays = 28 feet	35 feet	35 feet	35 feet	Not Permitted	Not Permitted
Single-Family Attached (SFA) and Urban Single-Family (U-SF)	3 stories or 45 feet	3 stories or 45 feet	3 stories or 45 feet	Not Permitted	Table 2.13 and 2.15
Two/Three Family (TTF)	35 feet	35 feet	3 stories or 45 feet	Not Permitted	Not Permitted
Multi-Family (MF)	N/A	4 stories or 60 feet	Table 2.9	Table 2.13 and 2.15	Table 2.13 and 2.15
Mixed-Use (MU)	N/A	4 stories or 60 feet	Table 2.9	Table 2.11	Table 2.13 and 2.15

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3 See Article 5 for building separation and minimum multi-family unit size details; Urban-SF with 0' side setback must meet fire walls, sprinklers and any other fire code applicable to attached townhouse dwellings

4 Units at least 51% funded by State or Federal sources for senior or affordable housing are exempt from minimum unit size.