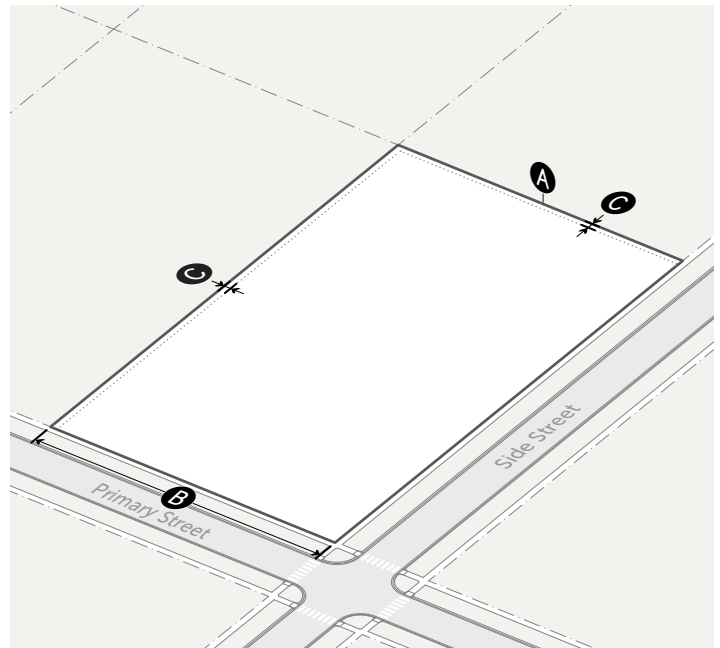


28-2-3. R-OS [Residential Open Space]

A. District

INTENT PHOTO

B. Lot



DEVELOPMENT STANDARDS

Parking and Access	28-9-1.
Landscaping, Buffers and Transitions	28-9-2.
Signs	28-9-3.
Site Lighting	28-9-4.

ALLOWED USES

Cluster development required	4 or more units
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LOT

A Lot area (min)	87,120 SF
Buildable lot area (min)	20,000 SF
B Lot width (min)	200'
Lot coverage (max)	10%

LIVABLE AREA

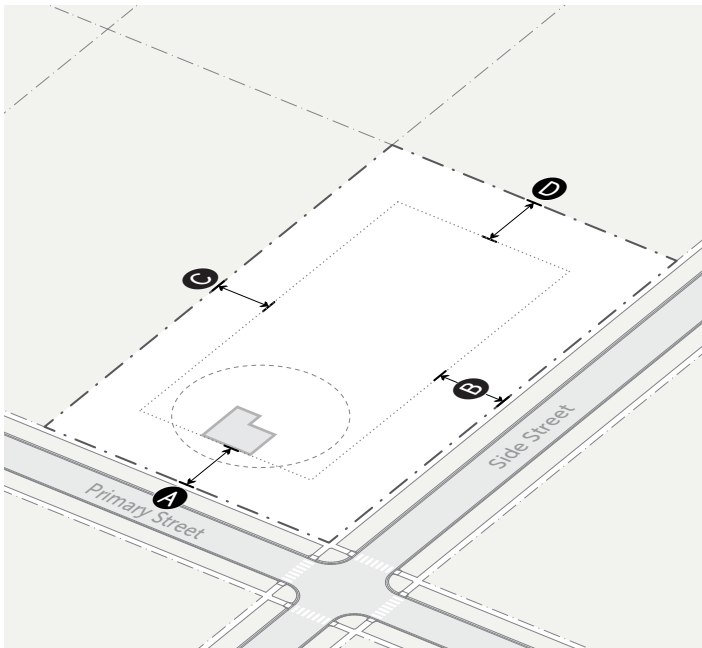
750 SF of livable area per (min lot frontage)	100'
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** 1 unit (max) per 750 SF of allowed livable area.*

PARKING

Primary street yard setback	20'
C Side and rear lot setback (min)	5'
Driveway width in parking setback (max)	12'

C. Placement



BUILDING

A	Primary street setback (min)	50'
B	Side street setback (min)	50'
C	Side lot setback (min)	40'
D	Rear lot setback (min)	50'

ACCESSORY BUILDING

Primary and side street yard Not allowed

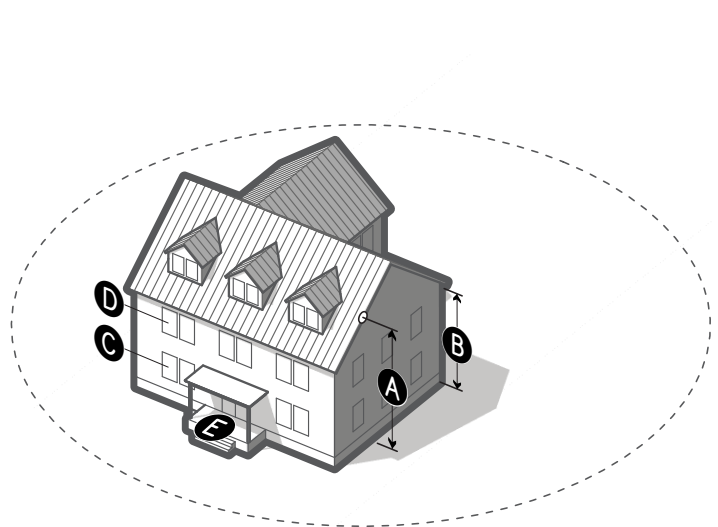
When located in side or rear setback:

Building height (max) 12'

Setback from side and rear lot line (min) 5'

Building floor area in setback (max) 250 SF

D. Building



HEIGHT

A	Primary building height (max)	2.5 stories/35'
B	Wall height (max)	24'
	Roof pitch (max)	14:12

WINDOWS

C	Ground story (min)	n/a
D	Upper story (min)	n/a

DOORS

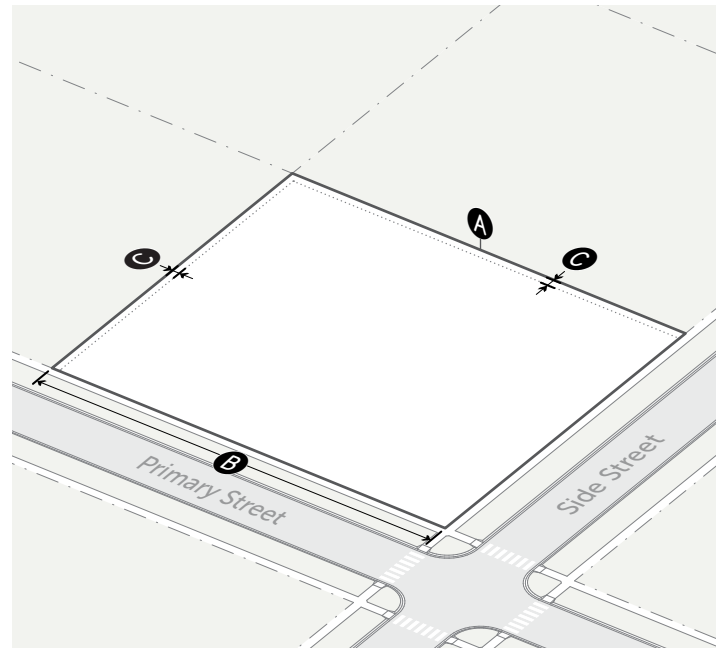
E	Street-facing entrance	n/a
---	------------------------	-----

28-2-4. **R-40** [Residential 40]

A. District

INTENT PHOTO

B. Lot



STREETSCAPE 28-6-1.B.

Clear pedestrian zone (min)	5'
Curb zone (min)	6'
Tree planting type	Tree lawn
Tree spacing (min)	35' on-center avg.

DEVELOPMENT STANDARDS

Parking and Access	28-9-1.
Landscaping, Buffers and Transitions	28-9-2.
Signs	28-9-3.
Site Lighting	28-9-4.

ALLOWED USES 28-7-2.

LOT

A Lot area (min)	40,000 SF
Buildable lot area (min)	20,000 SF
B Lot width (min)	200'
Lot coverage (max)	20%

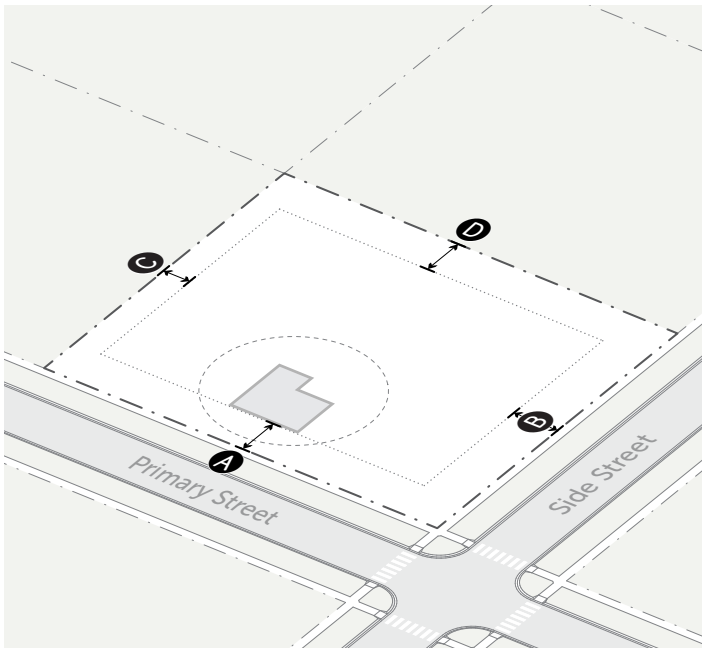
LIVABLE AREA

750 SF of livable area per (min lot frontage)	100'
<i>* 1 unit (max) per 750 SF of allowed livable area.</i>	

PARKING

Primary street yard setback	20'
C Side and rear lot setback (min)	5'
Driveway width in parking setback (max)	12'

C. Placement



BUILDING

A	Primary street setback (min)	25'
B	Side street setback (min)	25'
C	Side lot setback (min)	15'
D	Rear lot setback (min)	25'

ACCESSORY BUILDING

Primary and side street yard Not allowed

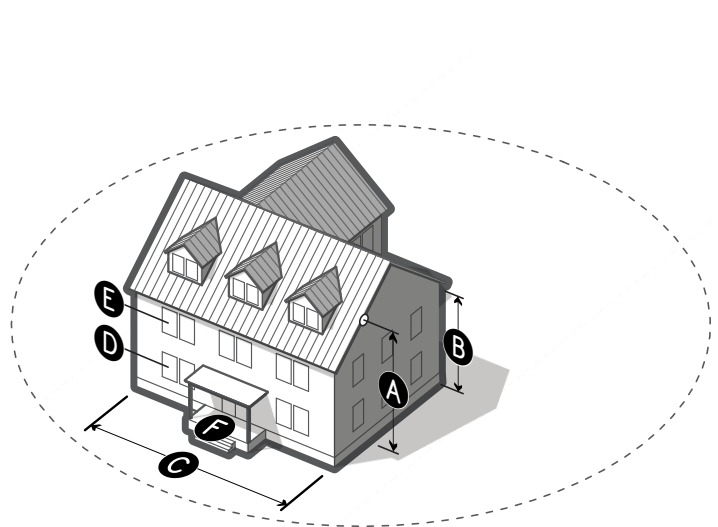
When located in side or rear setback:

Building height (max) 12'

Setback from side and rear lot line (min) 5'

Building floor area in setback (max) 250 SF

D. Building



HEIGHT

A	Primary building height (max)	2.5 stories/35'
B	Wall height (max)	24'
	Roof pitch (max)	14:12

LENGTH

C	Primary street-facing building length (max)	80'
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WINDOWS

D	Ground story (min)	20%
E	Upper story (min)	20%

DOORS

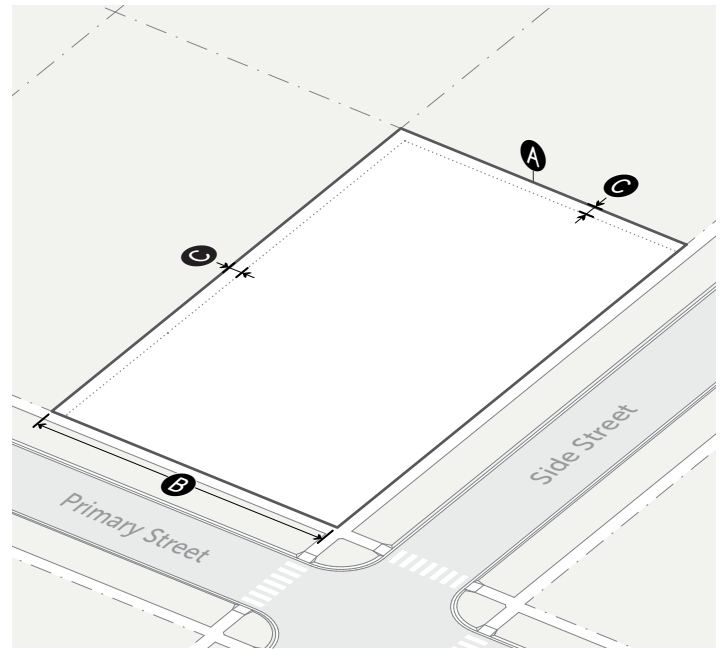
F	Street-facing entrance	Required
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28-2-5. R-20 [Residential 20]

A. District

INTENT PHOTO

B. Lot



STREETSCAPE 28-6-1.B.

Clear pedestrian zone (min)	5'
Curb zone (min)	6'
Tree planting type	Tree lawn
Tree spacing (min)	35' on-center avg.

DEVELOPMENT STANDARDS

Parking and Access	28-9-1.
Landscaping, Buffers and Transitions	28-9-2.
Signs	28-9-3.
Site Lighting	28-9-4.

ALLOWED USES 28-7-2.

LOT

A Lot area (min)	20,000 SF
Buildable lot area (min)	10,000 SF
B Lot width (min)	100'
Lot coverage (max)	30%

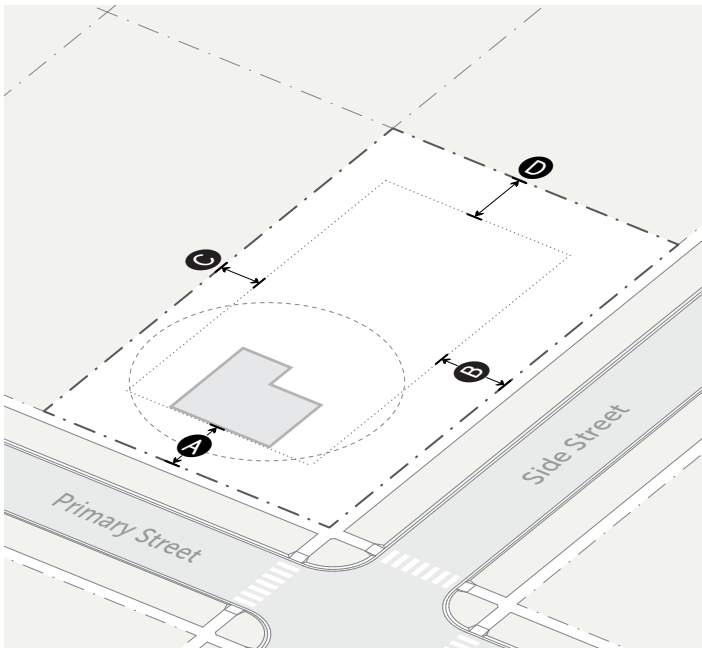
LIVABLE AREA

750 SF of livable area per (min lot frontage)	50'
<i>* 1 unit (max) per 750 SF of allowed livable area.</i>	

PARKING

Primary street yard	Not allowed
C Side and rear lot setback (min)	5'
Driveway width in parking setback (max)	12'

C. Placement



BUILDING

A Primary street setback (min)	25'
B Side street setback (min)	25'
C Side lot setback (min)	15'
D Rear lot setback (min)	25'

ACCESSORY BUILDING

Primary and side street yard Not allowed

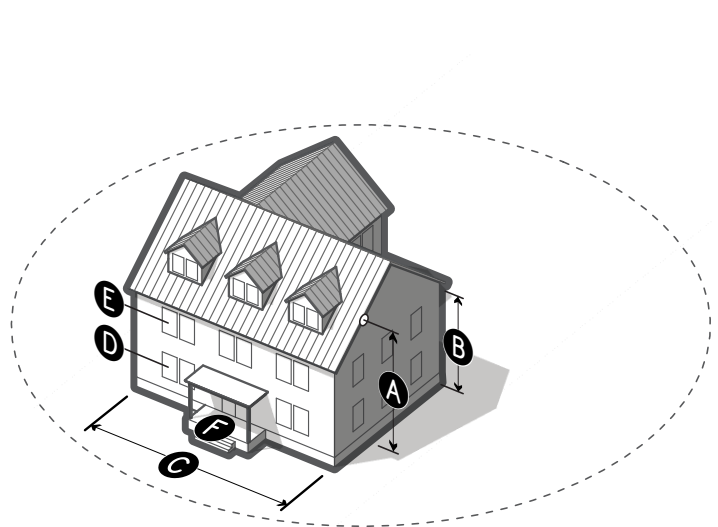
When located in side or rear setback:

Building height (max) 12'

Setback from side and rear lot line (min) 5'

Building floor area in setback (max) 250 SF

D. Building



HEIGHT

A Primary building height (max)	2.5 stories/35'
B Wall height (max)	24'
Roof pitch (max)	14:12

LENGTH

C Primary street-facing building length (max)	70'
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WINDOWS

D Ground story (min)	20%
E Upper story (min)	20%

DOORS

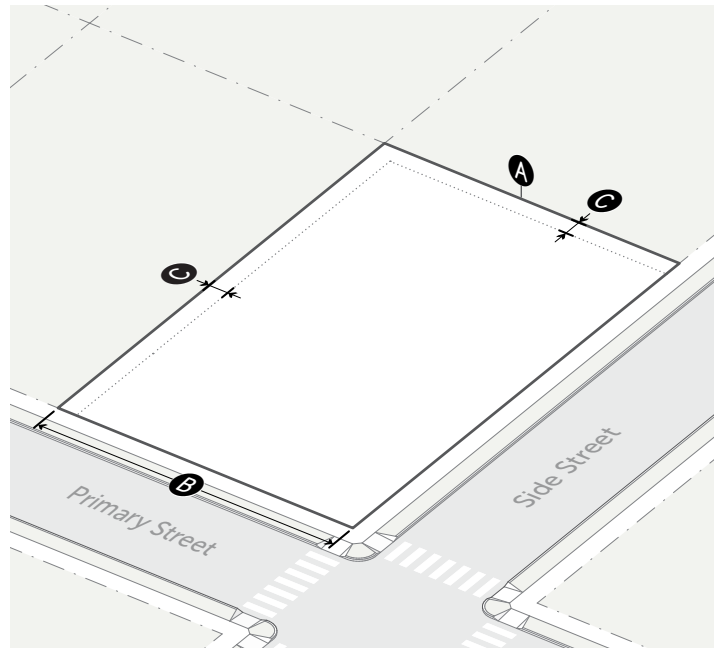
F Street-facing entrance	Required
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28-2-6. **R-10** [Residential 10]

A. District

INTENT PHOTO

B. Lot



STREETSCAPE 28-6-1.B.

Clear pedestrian zone (min)	5'
Curb zone (min)	6'
Tree planting type	Tree lawn
Tree spacing (min)	35' on-center avg.

DEVELOPMENT STANDARDS

Parking and Access	28-9-1.
Landscaping, Buffers and Transitions	28-9-2.
Signs	28-9-3.
Site Lighting	28-9-4.

ALLOWED USES 28-7-2.

LOT

A Lot area (min)	10,000 SF
B Lot width (min)	80'
Lot coverage (max)	50%

LIVABLE AREA

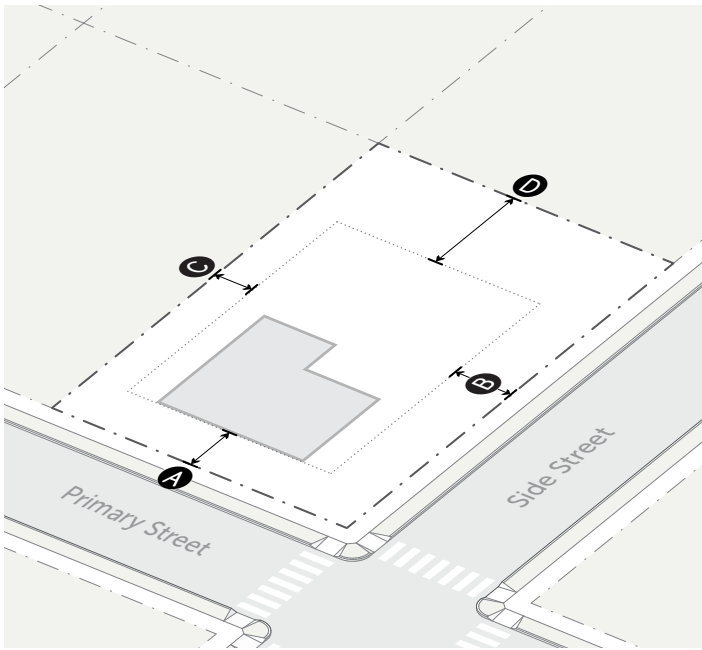
750 SF of livable area per (min lot frontage)	40'
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** 1 unit (max) per 750 SF of allowed livable area.*

PARKING

Primary street yard	Not allowed
C Side and rear lot setback (min)	5'
Driveway width in parking setback (max)	12'

C. Placement



BUILDING

A	Primary street setback (min)	15'
B	Side street setback (min)	15'
C	Side lot setback (min)	10'
D	Rear lot setback (min)	25'

ACCESSORY BUILDING

Primary and side street yard Not allowed

When located in side or rear setback:

Building height (max) 12'

Setback from side and rear lot line (min) 5'

Building floor area in setback (max) 250 SF

D. Building



HEIGHT

A	Primary building height (max)	2.5 stories/35'
B	Wall height (max)	24'
	Roof pitch (max)	14:12

LENGTH

C	Primary street-facing building length (max)	60'
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WINDOWS

D	Ground story (min)	20%
E	Upper story (min)	20%

DOORS

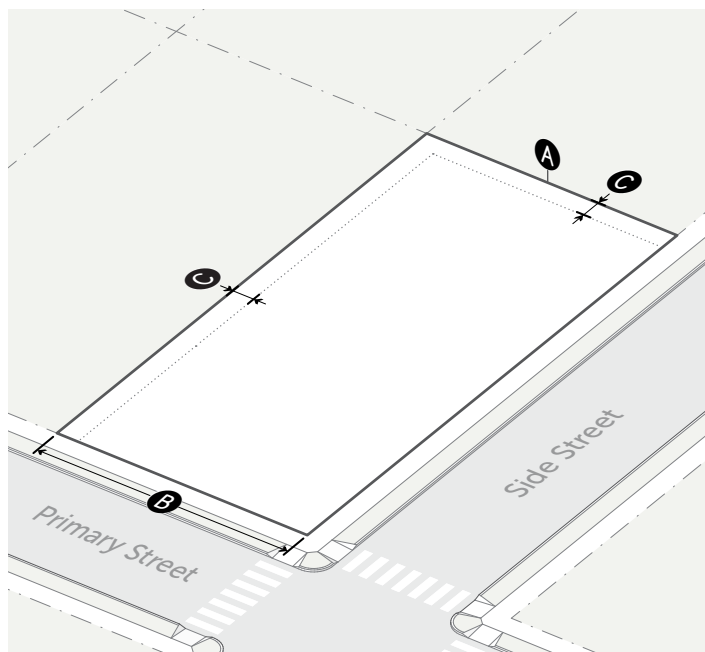
F	Street-facing entrance	Required
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28-2-7. **R-7.5** [Residential 7.5]

A. District

INTENT PHOTO

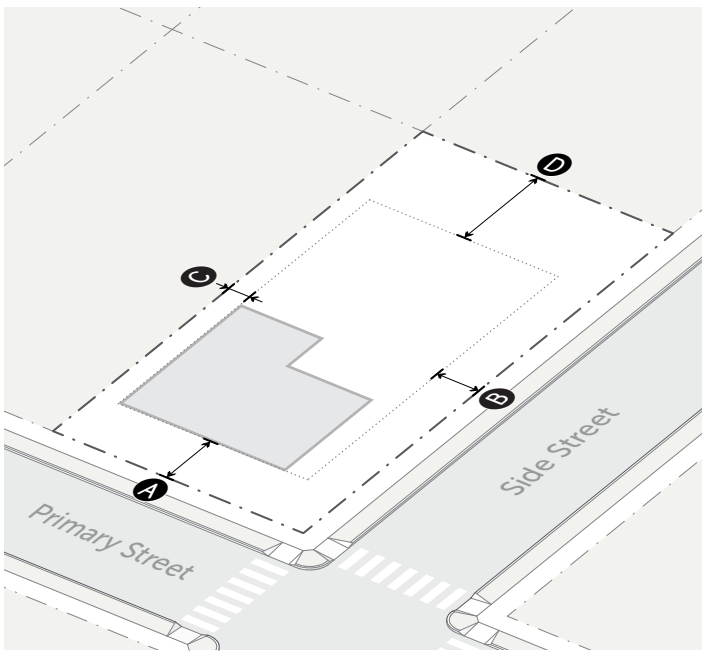
B. Lot



STREETSCAPE	28-6-1.B.
Clear pedestrian zone (min)	5'
Curb zone (min)	6'
Tree planting type	Tree lawn
Tree spacing (min)	35' on-center avg.
DEVELOPMENT STANDARDS	
Parking and Access	28-9-1.
Landscaping, Buffers and Transitions	28-9-2.
Signs	28-9-3.
Site Lighting	28-9-4.
ALLOWED USES	28-7-2.

LOT	
A	Lot area (min) 7,500 SF
B	Lot width (min) 64'
	Lot coverage (max) 50%
LIVABLE AREA	
	750 SF of livable area per (min lot frontage) 32'
	<i>* 1 unit (max) per 750 SF of allowed livable area.</i>
PARKING	
	Primary street yard Not allowed
C	Side and rear lot setback (min) 5'
	Driveway width in parking setback (max) 12'

C. Placement



BUILDING

A Primary street setback (min)	15'
B Side street setback (min)	10'
C Side lot setback, one side/ cumulative (min)	5'/14'
D Rear lot setback (min)	25'

ACCESSORY BUILDING

Primary and side street yard Not allowed

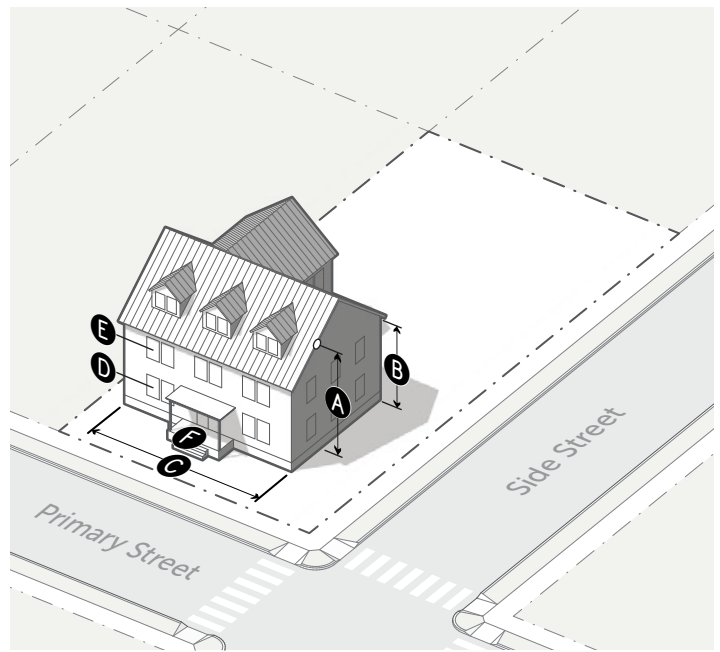
When located in side or rear setback:

Building height (max) 12'

Setback from side and rear lot
line (min) 5'

Building floor area in setback
(max) 250 SF

D. Building



HEIGHT

A Primary building height (max)	2.5 stories/35'
B Wall height (max)	24'
Roof pitch (max)	14:12

LENGTH

C Primary street-facing building length (max)	50'
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WINDOWS

D Ground story (min)	20%
E Upper story (min)	20%

DOORS

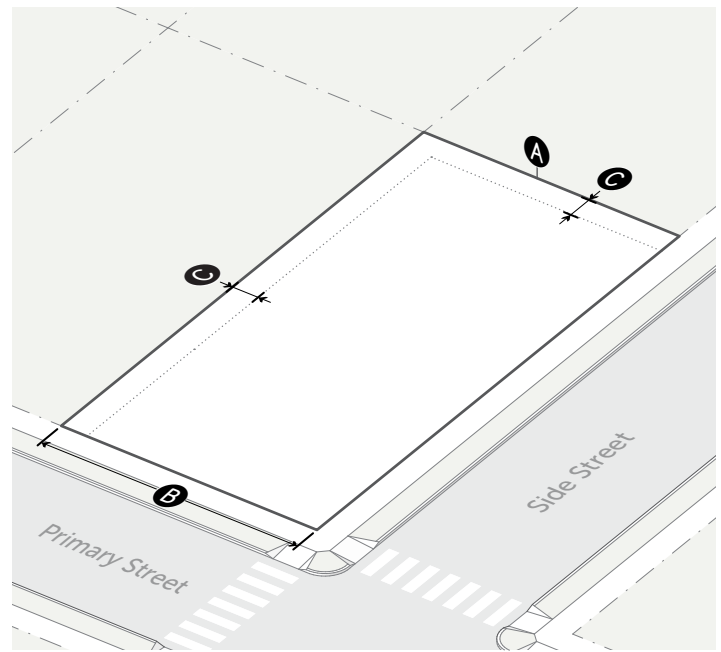
F Street-facing entrance	Required
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28-2-8. **R-5** [Residential 5]

A. District

INTENT PHOTO

B. Lot



STREETSCAPE 28-6-1.B.

Clear pedestrian zone (min)	5'
Curb zone (min)	6'
Tree planting type	Tree lawn
Tree spacing (min)	35' on-center avg.

DEVELOPMENT STANDARDS

Parking and Access	28-9-1.
Landscaping, Buffers and Transitions	28-9-2.
Signs	28-9-3.
Site Lighting	28-9-4.

ALLOWED USES 28-7-2.

LOT

A Lot area (min)	5,000 SF
B Lot width (min)	50'
Lot coverage (max)	60%

LIVABLE AREA

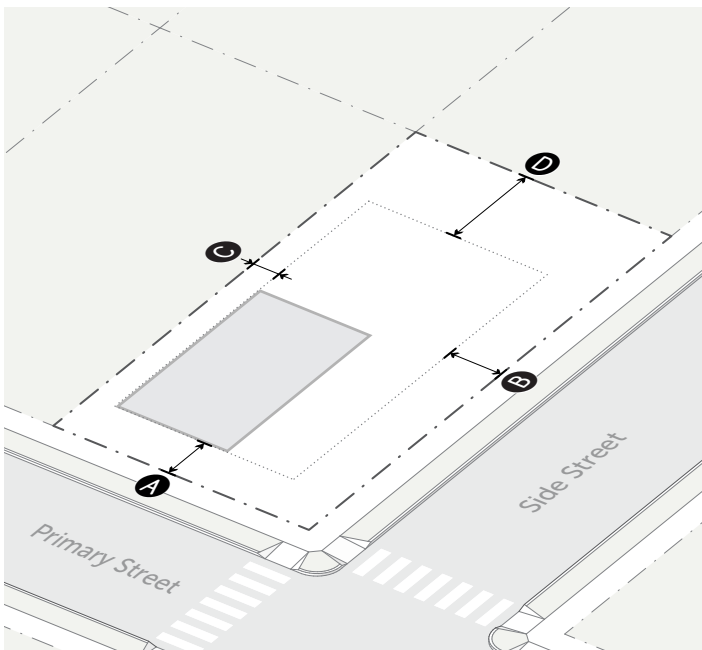
750 SF of livable area per (min lot frontage)	25'
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** 1 unit (max) per 750 SF of allowed livable area.*

PARKING

Primary street yard	Not allowed
C Side and rear lot setback (min)	5'
Driveway width in parking setback (max)	12'

C. Placement



BUILDING

A	Primary street setback (min)	10'
B	Side street setback (min)	10'
C	Side lot setback, one side/ cumulative (min)	5'/14'
D	Rear lot setback (min)	20'

ACCESSORY BUILDING

Primary and side street yard Not allowed

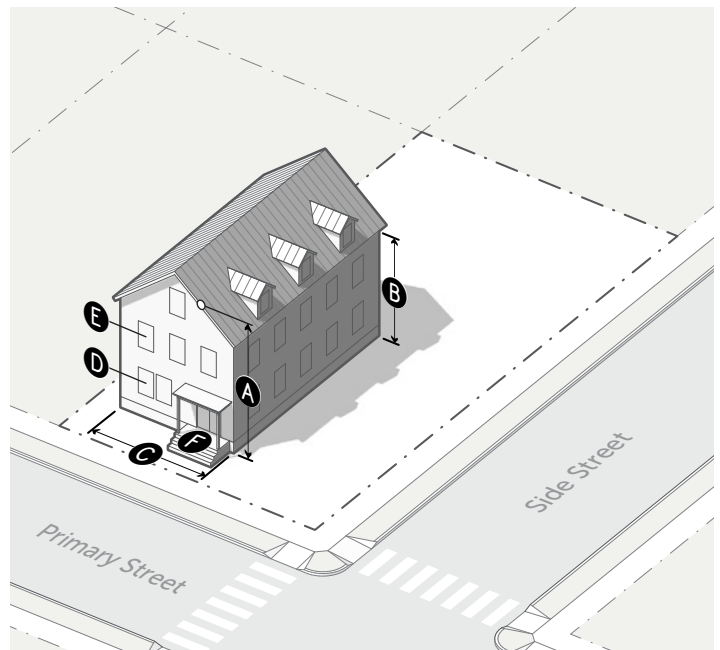
When located in side or rear setback:

Building height (max) 12'

Setback from side and rear lot
line (min) 5'

Building floor area in setback
(max) 250 SF

D. Building



HEIGHT

A	Primary building height (max)	2.5 stories/35'
B	Wall height (max)	24'
	Roof pitch (max)	14:12

LENGTH

C	Primary street-facing building length (max)	40'
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WINDOWS

D	Ground story (min)	20%
E	Upper story (min)	20%

DOORS

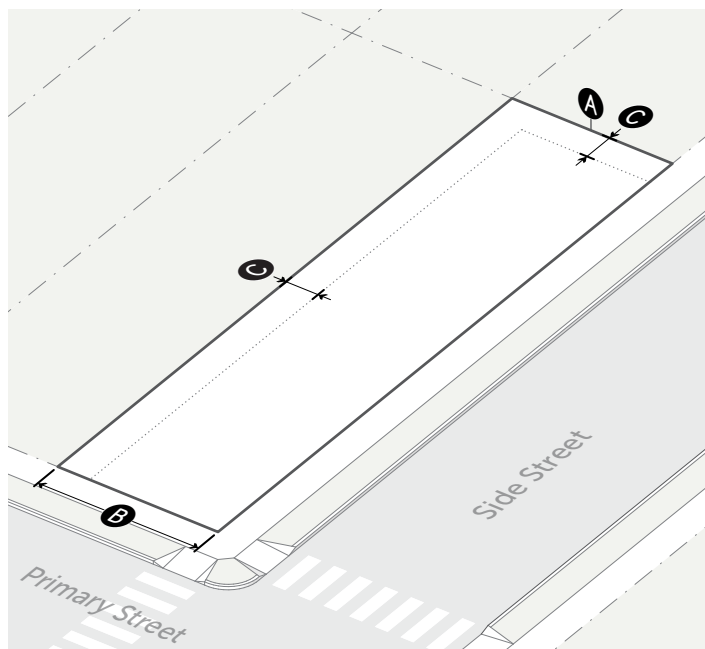
F	Street-facing entrance	Required
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28-2-9. **R-2.5** [Residential 2.5]

A. District

INTENT PHOTO

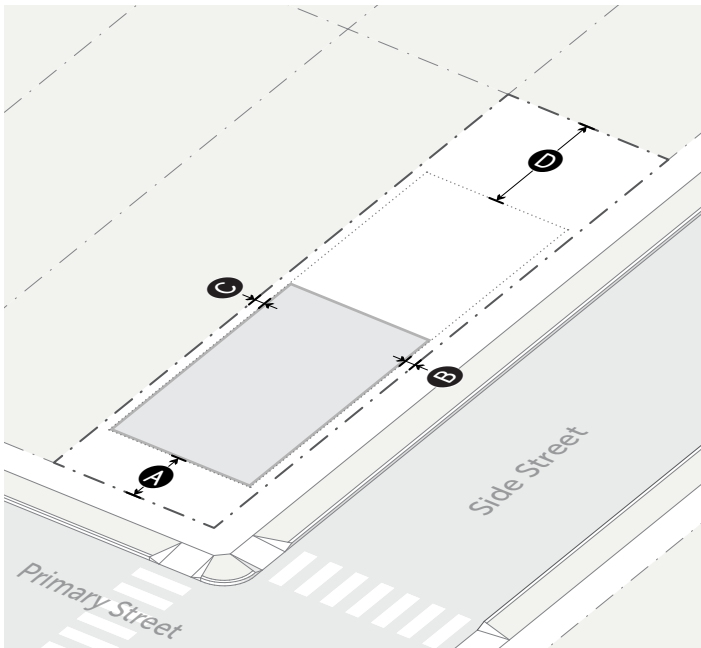
B. Lot



STREETSCAPE	28-6-1.B.
Clear pedestrian zone (min)	5'
Curb zone (min)	6'
Tree planting type	Tree lawn
Tree spacing (min)	35' on-center avg.
DEVELOPMENT STANDARDS	
Parking and Access	28-9-1.
Landscaping, Buffers and Transitions	28-9-2.
Signs	28-9-3.
Site Lighting	28-9-4.
ALLOWED USES	28-7-2.

LOT	
A	Lot area (min) 2,500 SF
B	Lot width
	With front access (min) 40'
	With side or rear access (min) 25'
	Lot coverage (max) 75%
LIVABLE AREA	
	750 SF of livable area per (min lot frontage)
	With front access 13'
	With side or rear access 8'
	<i>* 1 unit (max) per 750 SF of allowed livable area.</i>
PARKING	
	Primary street yard Not allowed
C	Side and rear lot setback (min) 5'
	Driveway width in parking setback (max) 12'

C. Placement



BUILDING

A	Primary street setback (min)	10'
B	Side street setback (min)	10'
C	Side lot setback, one side/ cumulative (min)	5'/14'
D	Rear lot setback (min)	20'

ACCESSORY BUILDING

Primary and side street yard Not allowed

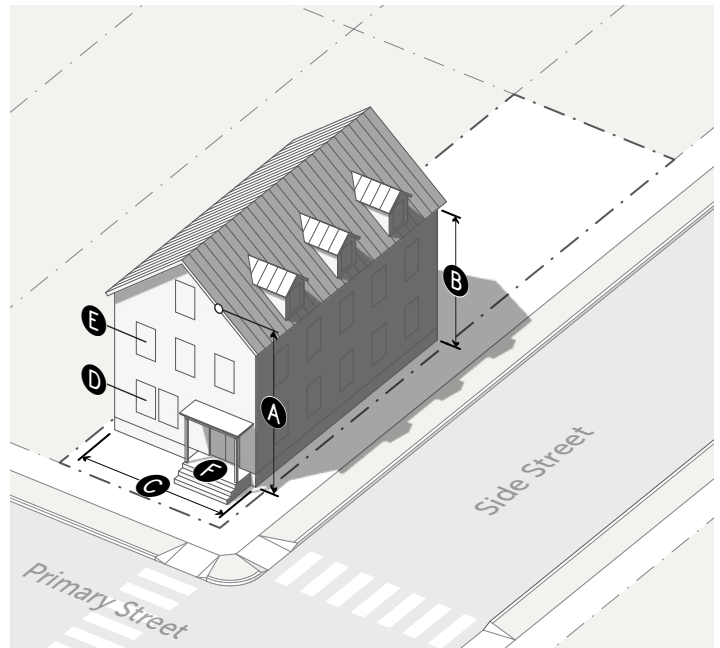
When located in side or rear setback:

Building height (max) 12'

Setback from side and rear lot
line (min) 5'

Building floor area in setback
(max) 250 SF

D. Building



HEIGHT

A	Primary building height (max)	2.5 stories/35'
B	Wall height (max)	24'
	Roof pitch (max)	14:12

LENGTH

C	Primary street-facing building length (max)	40'
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WINDOWS

D	Ground story (min)	20%
E	Upper story (min)	20%

DOORS

F	Street-facing entrance	Required
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