Sec. 25-280. District development standard. Table 4-2

STANDARD	Residential										
	RE-1	R1-A	R-1	R-2				R-3			
Residential	SF	SF	SF	SF	Duplex	Triplex & Town-home	MF	SF	Duplex	Triplex & Town-home	MF
FLU Designation	RLM	RLM	RL	RM	RM	RM	RM			RH	
DENSITY (DU/A)	1	4	8	12	12	12	12	18	18	18	18
LOT DIMENSIONS (MINIMUM)											
TOTAL LOT AREA (SF)	43,560	10,000	7000	7000	7000	9000	20,000	5000	5,000	7000	9000
LIVING AREA	1,500										
1 Story		1,000	750	750	750	750		750	750	750	
1½ Story		1,400	900	900	900	900		900	900	900	
2 Story		1,500	1100	1100	1100	1100		1100	1100	1100	
Efficiency sq.ft.							350				350
1 bedroom sq.ft.							500				500
2 bedroom sq.ft.							700				700
each add'l bedroom sq.ft.							150				150
LOT WIDTH	100	70	50	50	60	65 triplex/*** town-home	100	50	60	65 triplex/*** town-home	50
LOT DEPTH (FT)	150	100	90	90	90	***	90	90	90	***	90
YARD MINIMUM SETBACKS											
FRONT YARD (ft)	30	30	30	30	30	30	30	30	30	30	30
SIDE YARD (ft)*	25/25	15/5*	15/5*	15/5*	15/5*	15/5*	25/10*	15/5*	15/5*	15/5*	25/10*
REAR YARD (ft)	30	18	18	18	18	18	20	18	18	18	20
HEIGHT stories/feet	3/40	2.5/35	2.5/35	2.5/35	2.5/35	2.5/35	3s/40	2.5/35	2.5/35	2.5/35	3/45
ISR	50	50	50	50	50	50	50	50	50	50	50
Open Space	50	50	50	50	50	50	50	50	50	50	50

*The total for both setbacks must be at least the first figure. Total for one (1) side must be at least the second figure.

A zero lot line setback will necessitate a common wall if it conforms to the fire code.

**See section 25-281 CBD District.

***Open to review by staff.

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