

**Table 4.0130: Development Requirements For Residential Land Use Districts**

	LDR-5 <sup>1,2</sup>	LDR-7 <sup>1,2</sup>	TLDR	TR	MDR-12	MDR-24	OFR
<b>A. Minimum Site Size</b>	None	None	None, except 20,000 square feet for manufactured dwelling park <sup>13</sup>	None	Attached dwellings: 7,200 square feet Manufactured dwelling parks: 20,000 square ft.	11,000 square feet	7,200 square feet
<b>B. Minimum Lot Size:</b>							
<b>Detached dwelling unit manufactured home:</b>	5,000 square feet	7,000 square feet	None	4,000 square feet	Not Applicable	Not Applicable	Not Applicable
<b>Single family attached dwellings:</b>	Not Applicable	Not Applicable	None	2,400 square feet	3,600 square feet	No minimum lot size	3,600 square feet
<b>Duplexes:</b>	Not Applicable	Not Applicable	None	7,000 square feet	7,200 square feet	3,600 square feet	7,200 square feet
<b>C. Density:</b>							
<b>1. Minimum Net Density (See definition of Net Density In Article 3)</b>	6.22 units per acre <sup>14</sup>	4.35 units per acre <sup>14</sup>	10 units per acre <sup>14</sup> Manufactured dwelling park: 7 units per acre	6.22 units per acre <sup>14</sup>	Attached dwellings: 8.71 units per acre <sup>4</sup> Manufactured dwelling park: 3.78 units per acre	12.1 units per acre <sup>5</sup>	8.71 units per acre
<b>2. Maximum Net Density</b>	8.71 units per acre Also See <b>Section 4.0131(A)</b>	6.22 units per acre Also See <b>Section 4.0131(A)</b>	20 units per acre Manufactured dwelling park: 14 units per net acre	Sites less than 1.5 acres: 18.15 units per acre Sites greater than 1.5 acres: 14.52 units per acre	Attached dwellings: 12.1 units per acre Manufactured dwelling park: 8.71 units per acre	24.2 units per acre Also See <b>Section 4.0134(D)</b>	12.1 units per acre

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<b>D. Minimum Lot Dimensions:</b>							
<b>1. Width at building line</b>	Single Family detached:	Single Family detached:	None, except single-family attached shall be as per MDR-24 single-family attached	Single Family detached and Duplex:	All uses except Single-family and Duplex:	All uses except Single-family and Duplex:	(1a) 60 feet (1b) 70 feet(2) 100 feet
<b>a. Interior lot</b>	(1a) 35 feet	(1a) 40 feet		(1a) 35 feet	(1a) 65 feet	(1a) 60 feet	
<b>b. Corner lot</b>	(1b) 40 feet	(1b) 40 feet		(1b) 40 feet	(1b) 70 feet	(1b) 70 feet	
<b>2. Depth</b>				(2a) 70 feet	(2a) 90 feet	(2) 100 feet	
<b>a. Interior lot</b>	(2a) 70 feet	(2a) 70 feet	(2b) 70 feet;	(2b) 70 feet;	(2b) 100 feet.	Single Family Attached Dwellings and Duplex:	
<b>b. Corner lot</b>	(2b) 70 feet	(2b) 70 feet	Single Family Attached:	Single Family Attached:	Single Family Attached Dwellings and Duplex:	(1a) 16 feet <sup>7</sup>	
			(1a) 16 feet <sup>7</sup>	(1a) 16 feet <sup>7</sup>	(1b) Corner lot <sup>8</sup>	(1b) Corner lot <sup>8</sup>	
			(1b) Corner lot <sup>8</sup>	(1b) Corner lot <sup>8</sup>	(2) 0 feet	(2) 0 feet	
			(2) 0 feet	(2) 0 feet			
<b>E. Minimum Yard Setback</b>	See Table 4.0130(E). See Section 4.0138 for infill setback standards.	See Table 4.0130(E). See Section 4.0138 for infill setback standards.	See Table 4.0130(E) See Section 4.0138 for infill setback standards.	See Table 4.0130(E). See Section 4.0138 for infill setback standards.	See Table 4.0130(E)	See Table 4.0130(E)	See Table 4.0130(E)
<b>F. Maximum Building Height</b>	35 feet. See Section 10.1100 for shoreline height standard  See Section 4.0138 for infill height standards.	35 feet.  See Section 4.0138 for infill height standards.	35 feet.  See Section 4.0138 for infill height standards.	35 feet.  See Section 4.0138 for infill height standards.	35 feet.	Single family attached dwellings: 35 feet.  Other attached dwellings: 3 stories or 40 feet. Also see Sec. 4.0134(A).	35 feet. See Section 4.0134(C).

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<b>G. Height Transition</b>	See Section <u>9.0600</u> for applicability.	See Section <u>9.0600</u> for applicability.	See Section <u>9.0600</u> for applicability.	See Section <u>9.0600</u> for applicability.	See Section <u>9.0600</u> for applicability.	See Section <u>9.0600</u> for applicability.	See Section <u>9.0600</u> for applicability.
<b>H. Minimum Street Frontage<sup>9</sup></b>	35 feet. Corner lots: 40 feet <sup>3</sup>	40 feet.	See Table Note 11.	See Table Note 11.	45 feet, except: Single family attached dwellings: 16 feet Single-family attached on a corner lot: varies depending on access. <sup>3</sup> Attached dwellings on a single lot: 45 feet.	Attached dwelling units on a single lot: 45 feet Single-family attached dwellings: 16 feet. Single family attached on a corner lot: varies depending on access <sup>3</sup>	Not Applicable, except: Single family attached dwellings: 16 feet.  Single family attached on a corner lot: varies depending on access <sup>3</sup>
<b>I. Public Facilities, Site and Supplementary Requirements</b>	See Section <u>4.0132(F)</u>	See Section <u>4.0132(F)</u>	See Section <u>4.0132(F)</u>	See Section <u>4.0132(F)</u>	See Section <u>4.0134(F)</u>	See Section <u>4.0134(F)</u>	See Section <u>4.0134(F)</u>
<b>J. Commercial Development</b>	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	See Section <u>4.0134(B)</u>
<b>K. Limited Retail Trade, Retail</b>	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	See Section <u>4.0134(B)</u>
<b>M. Off Street Parking</b>	See Section <u>9.0800</u>	See Section <u>9.0800</u>	See Section <u>9.0800</u> <sup>12</sup>	See Section <u>9.0800</u>	See Section <u>9.0800</u>	See Section <u>9.0800</u>	See Section <u>9.0800</u>
<b>N. Safe Neighborhood Design Performance Standards</b>	See Section <u>4.0132(D)</u>	See Section <u>4.0132(D)</u>	See Section <u>4.0132(D)</u> <sup>12</sup>	See Section <u>4.0132(D)</u>	Applicable for single family attached units	Applicable for single family attached units	Applicable for single family attached units
<b>O. Buffers</b>	See Buffer Matrix, Section <u>9.0100</u>	See Buffer Matrix, Section <u>9.0100</u>	See Buffer Matrix, Sec. <u>9.0100</u> <sup>12</sup>	See Buffer Matrix, Section <u>9.0100</u>	See Buffer Matrix, Section <u>9.0100</u>	See Buffer Matrix, Section <u>9.0100</u>	See Buffer Matrix, Section <u>9.0100</u>

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<b>P. Infill Development Standards</b>	See Section 4.0138	See Section 4.0138	See Section 4.0138	See Section 4.0138	Not Applicable	Not Applicable	Not Applicable

**Table 4.0130 Notes:**

- 1 Refer to Section 4.0131(D).
- 2 Refer to Section 4.0132(C).
- 3 As measured from the corner radius end point to the property corner 25 feet if there is an alley or shared access and 32 feet if there is no alley or shared access.
- 4 This does not apply to lots of record less than 7,200 square feet.
- 5 This does not apply to lots of record less than 11,000 square feet in size.
- 6 This does not apply to lots of record less than 20,000 square feet in size.
- 7 Single family attached dwelling lots of less than 22 feet width shall take access from an alley or from a shared access.
- 8 Abuts an alley = 16 feet; shared access = 25 feet; no alley or shared access = 42 feet
- 9 A reduction in the minimum street frontage may be approved when the applicant can document compliance with **Section 10.1520** of the Community Development Code.
- 10 Parking stalls, aisles and maneuvering areas not allowed in setbacks.
- 11 All permitted uses except single family attached dwellings: 35 feet, except corner lots shall be 40 feet as measured from the corner radius end point to the property corner. Single family attached dwellings: 16 feet, except corner lots shall be 25 feet as measured from the corner radius end point to the property corner if there is an alley or shared access, and 32 feet from the corner radius end point to the property corner if there is no alley or shared access. A reduction in the minimum street frontage may be approved when the applicant can document compliance with **Section 10.1520** of the Community Development Code.
- 12 For manufactured dwelling parks this provision is replaced by the requirements of **Section 7.0211**.
- 13 The minimum site size standard of **Table 4.0130** shall be satisfied prior to issuance of a development permit for manufactured dwelling parks.
- 14 The minimum density standards do not apply to the partition of parent parcels of 20,000 net square feet or less in LDR-5, LDR-7 and TR Districts and the partition of parent parcels of 13,000 net square feet or less in the TLDR District.