

4.1408 DEVELOPMENT STANDARDS TABLE

The development standards listed in **Table 4.1408** are applicable to all development within the Pleasant Valley Residential Sub-districts. Development within these Sub-districts shall also be consistent with all other applicable requirements of the Community Development Code.

Table 4.1508 Development Standards in Pleasant Valley Residential Sub-districts

	LDR-PV	MDR-PV	HDR-PV
A. Minimum Net Density (See definition of Net Density In Article 3)			
All uses	5.3	12	20 30 in the Town Center
B. Maximum Net Density (See definition of Net Density In Article 3)			
Single Detached	8 units per acre	20 units per acre	30 units per acre 40 in the Town Center
Duplex, Triplex, Quadplex,	none	none	30 units per acre 40 in the Town Center
Townhouses	25 units per acre	25 units per acre	30 units per acre 40 in the Town Center
Cottage Cluster	none	none	30 units per acre 40 in the Town Center
All other uses	8 units per acre	20 units per acre	30 units per acre 40 in the Town Center
C. Minimum Buildable Lot Size¹ (square feet)			
Single Detached	5,000 sq. ft.	3,000 sq. ft.	NA
Duplex, Triplex, Quadplex, Cottage Cluster	5,000 sq. ft.	3,000 sq. ft.	none
Townhouses	none	none	none
Live-Work units	NA	1,600 sq. ft.	none
All other uses	10,000 sq. ft.	5,000 sq. ft.	none
D. Minimum Lot Width			
1. Width at building line: Interior lot			
Townhouse, Live- Work	16 ft.	16 ft.	none
All other uses	35 ft.	16 ft.	none
2. Width at building line: Corner lot			
Townhouse, Live- Work	20 ft.	20 ft.	none
All other uses	40 ft.	25 ft.	none

Table 4.1508 Development Standards in Pleasant Valley Residential Sub-districts

	LDR-PV	MDR-PV	HDR-PV
E. Minimum Lot Depth (Interior or corner lot)			
All uses	70 ft.	none	none
F. Minimum Lot Width / Depth Ratio			
Single Detached, Duplex, Triplex, Quadplex, Cottage Cluster	none	none	none
All other uses	none	0.5:1	0.5:1
G. Minimum Street Frontage^{2,3}			
1. Interior lot			
Single Detached, Duplex, Triplex, Quadplex, Cottage Cluster	35 ft.	35 ft.	Not applicable
Townhouse, Live-Work	16 ft.	16 ft.	16 ft.
All other uses	35 ft.	None	None
2. Corner lot			
Single Detached, Duplex, Triplex, Quadplex, Cottage Cluster	40 ft.	40 ft.	20 ft.
Townhouse, Live-Work	20 ft.	20 ft.	32 ft.
All other uses	40 ft.	None	None
H. Building Height Maximum			
All uses	35 ft.	35 ft.	40 ft.
Building Height Limitations	Rear height limits see Section 7.0400	Rear height limits see Section 7.0400	Height Transition see Section 9.0600 for applicability.
I. Maximum Floor Area Ratio			
Single Detached, Duplex, Triplex, Quadplex	1.0	NA	NA
All other uses	NA	NA	NA

Table 4.1508 Development Standards in Pleasant Valley Residential Sub-districts

	LDR-PV	MDR-PV	HDR-PV
J. Alley Access Required for Garage Entrances			
Townhouse	No	No	Yes
All other uses	No	Yes, if lot width is less than 60 ft.	Yes
K. Buffering Required (Section 4.1535)			
All Uses	See Buffer Matrix, Section 9.0100		
L. Minimum and Maximum Off-Street Parking Required			
All Uses	As provided in Section 9.0851		
M. Clear Vision Area Required (Section 9.0200)			
All uses	Yes	Yes	Yes

Table Notes

- 1 When a lot abuts a public or private alley equal to the length of the alley frontage along the lot times the width of the alley right-of-way measured from the alley centerline may be added to the area of the abutting lot in order to satisfy the average lot size requirement for the abutting lot. It may also be used in calculating the average lot size.
- 2 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.
- 3 Units that front on a public or private open space tract and accessible via an alley or private drive shall be exempt from the minimum street frontage standards.

Table 4.1408 (continued) Minimum Setbacks

	FRONT			SIDE						REAR	
	Front Façade/Wall	Front Porch	Garage	Interior Side	Common Wall	Zero Lot Line Option	Street Side Wall	Street Side Porch	Street Side Garage Access	Rear No Alley	Rear With Alley
Single Detached, Duplex, Triplex, Quadplex											
LDR-PV, MDR-PV	10 ft.	8 ft.	20 ft.	5 ft.	0 ft.	6 in on zero/ 6 ft on other side	10 ft.	6 ft.	20 ft.	10 ft.	8 ft.
Townhouse											
LDR-PV	10 ft.	8 ft.	20 ft.	5 ft.	0 ft.	NA	8ft.	8 ft.	20 ft.	10 ft.	8 ft.
MDR-PV	10 ft.	5 ft.	20 ft.	5 ft.	0 ft.	NA	5 ft.	5 ft.	20 ft.	10 ft.	8 ft.

Table 4.1408 (continued) Minimum Setbacks

	FRONT			SIDE						REAR	
	Front Façade/Wall	Front Porch	Garage	Interior Side	Common Wall	Zero Lot Line Option	Street Side Wall	Street Side Porch	Street Side Garage Access	Rear No Alley	Rear With Alley
HDR-PV	5 ft.	5 ft.	20 ft.	5 ft.	0 ft.	NA	5 ft.	5 ft.	20 ft.	10 ft.	5 ft.
Cottage Cluster											
LDR-PV	10 ft.	8 ft.	20 ft.	5 ft.	NA	NA	10 ft.	8 ft.	20 ft.	10 ft.	8 ft.
MDR-PV	10 ft.	8 ft.	20 ft.	5 ft.	NA	NA	10 ft.	8 ft.	20 ft.	10 ft.	8 ft.
HDR-PV	5 ft.	5 ft.	20 ft.	5 ft.	NA	NA	5 ft.	5 ft.	20 ft.	10 ft.	5 ft.
Live-Work											
LDR-PV	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
MDR-PV	5 ft.	5 ft.	20 ft.	5 ft.	0 ft.	NA	5 ft.	5 ft.	20 ft.	10 ft.	5 ft.
HDR-PV	5 ft.	5 ft.	5 ft.	5 ft.	0 ft.	NA	5 ft.	5 ft.	5 ft.	15 ft.	5 ft.
All other uses											
LDR-PV	10 ft.	8 ft.	20 ft.	5 ft.	0	NA	10 ft.	8 ft.	20 ft.	15 ft.	8 ft.
MDR-PV	5 ft.	5 ft.	5 ft.	5 ft.	0	NA	5 ft.	5 ft.	5 ft.	15 ft.	5 ft.
HDR-PV	5 ft.	5 ft.	5 ft.	5 ft.	0	NA	5 ft.	5 ft.	5 ft.	15 ft.	5 ft.

Table 4.1408 (continued) Maximum Setbacks

	FRONT			SIDE						REAR	
	Front Façade/Wall	Front Porch	Garage	Interior Side	Common Wall	Zero Lot Line Option	Street Side Wall	Street Side Porch	Street Side Garage Access	Rear No Alley	Rear With Alley
All other uses¹											
LDR-PV	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
MDR-PV	20 ft.	20	NA	NA	NA	NA	NA	20 ft.	20 ft.	NA	NA
HDR-PV	20 ft.	20	NA	NA	NA	NA	NA	20 ft.	20 ft.	NA	NA

Table Notes

1. The maximum front or street side setback from a building containing dwelling units abutting a Principal, Major, Standard or Minor Arterial street is 30 feet. The maximum front or setback may be exceeded when enhanced pedestrian spaces and amenities are provided.