

**Table 4.1130**

	DCC	DMU	DTM	DEM	DRL-1	DRL-2	DCL
Maximum Height <sup>1,2,3,4</sup> (feet)	85	125	85	70	35	50	65
Minimum Floor Area Ratio for non-residential and mixed-use projects (base) <sup>1,5,6</sup>	See <b>Map 4.1130: Minimum Floor Area Ratio</b>						
Maximum Floor Area Ratio <sup>5,6</sup>	3.0	3.5	3.0	2.5	1.0	1.0	1.0
Maximum Floor Area Ratio with bonuses (see 4.1131) <sup>5,6</sup>	Residential	5.0	3.5	3.0	2.0	2.0	2.0
	Non-residential	6.0	4.5	3.0	3.0	3.0	2.5
	Combined	7.0	5.0	5.0	4.0	4.0	3.0
Minimum Residential Net Density for all residential projects (not mixed use) (units per acre) (See definition of Net Density in Article 3)	17	20	20	17	8.71	8.71	17
Maximum Residential Net Density (units per acre) (See definition of Net Density in Article 3)	No maximum	No maximum	No maximum	No maximum	<u>Townhouse: 25</u> <u>All other uses: 12.45</u>	No maximum	60

**Table 4.1130 Continued**

Street types	Urban Boulevard (in feet)	Downtown Local (in feet)	Beech (in feet)	Main (in feet)	Stanley (in feet)	Cleveland (in feet)
<b>Commercial, Industrial, Institutional (excluding Parks, Open Spaces and Trails) (including mixed-use building with Commercial or Institutional uses on the first floor)</b>						
Minimum Building Setbacks <sup>8</sup>	Front: 0 Side: 0 <sup>9</sup> Rear: 0 <sup>9</sup> Alley: 3	Front: 0 Side: 0 <sup>9</sup> Rear: 0 <sup>9</sup> Alley: 3	Front: 0 Side: 0 <sup>12</sup> Rear: 0 <sup>9</sup> Alley: 3	Front: 0 Side: 0 <sup>12</sup> Rear: 0 Alley: 3	Front: 0 Side: 0 <sup>12</sup> Rear: 0 Alley: 3	Front: 5 Side: 0 <sup>9,12</sup> Rear: 0 Alley: 3
Maximum Building Setbacks <sup>5</sup>	Front: 5 <sup>14</sup>	Front: 5 <sup>14</sup>	Front: 5 <sup>14</sup>	Front: 5 <sup>14</sup>	Front: 5 <sup>14</sup>	Front: 10 <sup>14</sup>
<b>Multifamily Attached dwellings on a single lot</b>						
Minimum Building Setbacks <sup>8</sup>	Front: 10 Side: 0 <sup>9</sup> Rear: 5 <sup>9</sup> Alley: 3	Front: 0 Side: 0 <sup>9</sup> Rear: 5 <sup>9</sup> Alley: 3	Front: 5 Side: 0 <sup>12</sup> Rear: 5 Alley: 3	Front: 0 Side: 0 <sup>12</sup> Rear: 0 Alley: 3	Front: 0 Side: 0 <sup>12</sup> Rear: 0 Alley: 3	Front: 5 Side: 0 <sup>9,12</sup> Rear: 5 <sup>9</sup> Alley: 3
Maximum Building Setbacks	Front: 20 <sup>10,14</sup>	Front: 10 <sup>10,14</sup>	Front: 10 <sup>14</sup>	Front: 5 <sup>14</sup>	Front: 10 <sup>10,14</sup>	Front: 20 <sup>14</sup>

**Table 4.1130 (continued)**

Street types	Urban Boulevard (in feet)	Downtown Local (in feet)	Beech (in feet)	Main (in feet)	Stanley (in feet)	Cleveland (in feet)
<b><u>Townhouse in DCC, DMU, DTM, DEM, and DCL Single-Family Attached Dwelling</u></b>						
Minimum Building Setbacks <sup>8</sup>	<b>FRONT</b> Façade: 10 Porch: 6 Garage: 10 <sup>13</sup> <b>SIDE<sup>11</sup></b> Interior: 5 Common: 0 Street porch: 5 <b>REAR</b> No alley: 10 Alley: 3	<b>FRONT</b> Façade: 5 Porch: 3 Garage: 5 <sup>13</sup> <b>SIDE<sup>11</sup></b> Interior: 5 Common: 0 Street porch: 5 <b>REAR</b> No alley: 10 Alley: 3	<b>FRONT</b> Façade: 5 Porch: 3 Garage: 5 <sup>13</sup> <b>SIDE<sup>11</sup></b> Interior: 5 Common: 0 Street porch: 5 <b>REAR</b> No alley: 10 Alley: 3	Not allowed on this street type.	<b>FRONT</b> Façade: 5 Porch: 3 Garage: 5 <sup>13</sup> <b>SIDE<sup>11</sup></b> Interior: 5 Common: 0 Street porch: 5 <b>REAR</b> No alley: 10 Alley: 3	<b>FRONT</b> Façade: 5 Porch: 3 Garage: 5 <sup>13</sup> <b>SIDE<sup>11</sup></b> Interior: 5 Common: 0 Street porch: 5 <b>REAR</b> No alley: 10 Alley: 3
Maximum Building Setbacks <sup>5</sup>	Front: 20 <sup>10, 14</sup> Garage: 5	Front: 20 <sup>10, 14</sup> Garage: 5	Front: 15 <sup>10, 14</sup> Garage: 5		Front: 15 <sup>10, 14</sup> Garage: 5	Front: 20 <sup>10, 14</sup> Garage: 5

**Single-family detached, duplex, triplex, and quadplex and duplex dwellings in any district, and Townhouse and Cottage Cluster in DRL-1 and DRL-2**

Minimum Building Setbacks <sup>8</sup>	<b>FRONT</b> Façade: 10 Porch: 6 Garage: 20 <b>SIDE</b> Interior: 5 Streetside: 10 Street porch: 6 Garage: 5 <u>Common (Townhouse): 0</u> <b>REAR</b> No alley: 10 Alley: 6	<b>FRONT</b> Façade: 10 Porch: 6 Garage: 20 <sup>15</sup> <b>SIDE</b> Interior: 5 Street-side: 10 Street porch: 6 Garage: 5 <u>Common (Townhouse): 0</u> <b>REAR</b> No alley: 10 <sup>15</sup> Alley: 6	<b>FRONT</b> Façade: 10 Porch: 6 Garage: 20 <sup>15</sup> <b>SIDE</b> Interior: 5 Street-side: 10 Street porch: 6 Garage: 5 <u>Common (Townhouse): 0</u> <b>REAR</b> No alley: 10 <sup>15</sup> Alley: 6	N/A	N/A	<b>FRONT</b> Façade: 10 Porch: 6 Garage: 20 <b>SIDE</b> Interior: 5 Street-side: 10 Street porch: 6 Garage: 5 <u>Common (Townhouse): 0</u> <b>REAR</b> No alley: 10 Alley: 6
Maximum Building Setbacks	Front: 20 <sup>10</sup>	Front: 20 <sup>10</sup>	Front: 15 <sup>10</sup>	N/A	N/A	Front: 20 <sup>10</sup>
Minimum lot size	Single-family detached <u>and middle housing in DRL-1 and DRL-2: 4,000 square feet</u> <del>Duplex in DRL-1 and DRL-2: 7,000 square feet;</del> Duplex, <u>triplex, and quadplex</u> in DCC, DTM, DMU, DEM: 5,000 <u>Townhouse: None</u>					
Minimum lot dimensions	Width at building line, interior lot: 35 feet <u>single detached, duplex, triplex, and quadplex; 16 ft. Townhouse</u> Width at building line, corner lot: 40 feet <u>single detached, duplex, triplex, and quadplex; 20 ft. Townhouse</u> Depth, interior lot: 70 feet Depth, interior lot: 70 feet <u>Width at building line, Townhouse: 16 ft. interior, 20 ft. corner</u>					
Minimum street frontage	35 feet, except corner lots shall be 40 feet as measured from the corner radius end point to the property corner. 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 <u>Townhouse: 16 ft. interior, 20 ft. corner</u>					