

Table 6.0321 Standards Allowed for PD Residential Units Permitted in VLDR-SW, LDR-SW, LDR-PV, LDR-7, LDR-5, TR, and TLDR

	Single Detached Dwelling	Duplex, Triplex, Quadplex	Townhouse	Cottage Cluster
Standards				
Minimum site size	None	None	None	None
Minimum lot size	3,500 sq. ft. (use underlying district standards for perimeter lots)	3,500 sq. ft. (use underlying district standards for perimeter lots)	None	3,500 sq. ft. (use underlying district standards for perimeter lots)
Density range¹	See underlying district	See underlying district	See underlying district	See underlying district
Minimum lot dimensions²	None	None	None	None
Minimum lot width/depth ratio	None	None	None	None
Minimum street frontage	None	None	None	None
Minimum yard setbacks: Interior lots	3 feet	0 feet ³	0 feet ³	3 feet
Minimum yard setbacks: Perimeter lots	See underlying district	See underlying district	See underlying district	See underlying district
Maximum lot coverage	70%	70%	70%	70%
Minimum building height	See underlying district	See underlying district	See underlying district	See underlying district
Maximum building height	40 feet (See underlying district for perimeter lots)	45 feet or underlying district ⁴	45 feet or underlying district ⁴	40 feet (See underlying district for perimeter lots)
Maximum number of attached units per structure	NA	See underlying district and 10.0100	See underlying district	NA
Building separation	Per Building Code	Per Building Code	Per Building Code	8 ft.
General lot utility easements⁵	None	None	None	None

Table Notes

1. Developments subject to Overlay Districts may also be restricted in density as per those Overlay Districts.
2. It shall be demonstrated for each lot that there is a building area of adequate space to accommodate the proposed dwelling type.
3. Structures with zero lot lines and/or common wall construction are subject to appropriate building and fire code standards at the time of building permit application.
4. Whichever is greater.

5. It shall be demonstrated that general utility facilities can be accommodated and, if necessary, general utility easements shall be provided.