

## Draft Residential Standards

| Place Type         | District |   | Maximum Height       | Lot Area         |                                    | Maximum       |             | Minimum Front Yard | Minimum Side               |                                    | Minimum Rear Yard |
|--------------------|----------|---|----------------------|------------------|------------------------------------|---------------|-------------|--------------------|----------------------------|------------------------------------|-------------------|
|                    |          |   |                      | Minimum Lot Area | Minimum Lot Area Per Dwelling Unit | Interior Lots | Corner Lots |                    | Width of Smaller Side Yard | Aggregate Width of Both Side Yards |                   |
| Green Neigh.       | GN-1     | Single-family Low Density and Greenspace      | 2-1/2 stories or 35' | 15,000 sq. ft.   | 15,000 sq. ft.                     | 20%           | 20%         | 25'                | 15'                        | 50'                                | 25'               |
|                    | GN-2     | Single-family Moderate Density and Greenspace | 2-1/2 stories or 35' | 5,000 sq. ft.    | 3,000 sq. ft.                      | 50%           | 50%         | 25'                | 5'                         | 15'                                | 25'               |
| Traditional Neigh. | TN-1     | Single-family Low Density                     | 2 stories or 30'     | 10,000 sq. ft.   | 10,000 sq. ft.                     | 35%           | 35%         | 30'                | 10'                        | 20'                                | 35'               |
|                    | TN-2     | Single-family Medium Density                  | 2½ stories or 35'    | 5,000 sq. ft.    | 5,000 sq. ft.                      | 50%           | 50%         | 25'                | 5'                         | 15'                                | 25'               |

RESIDENTIAL

Mixed Residential

|      |  |                   |                |  |     |                    |     |     |     |     |
|------|--|-------------------|----------------|--|-----|--------------------|-----|-----|-----|-----|
| MR-1 | Small-lot Single-Family and Single-Family Attached | 2½ stories or 35' | 3,000 sq. ft.  | 2,500 sq. ft.  | 60% | 60%                | 20' | 0'  | 0'  | 25' |
| MR-2 | Low Intensity Multi-Family                         | 2½ stories or 35' | 10,000 sq. ft. | 1,000 sq. ft. per efficiency or one bedroom apartment<br>1,750 sq. ft. per two or more bedroom apartment | 70% | 70%                | 20' | 6'  | 18' | 30' |
| MR-3 | Medium to High Intensity Multi-Family              | 100'              | 15,000 sq. ft. | 800 sq. ft. per efficiency or one bedroom apartment<br>1,250 sq. ft. per two or more bedroom apartment   | 70% | 70%                | 10' | 10' | 25' | 40' |
|      |  |                   | Lot Area       | Maximum Coverage   |     | Minimum Side Yards |     |     |     |     |



