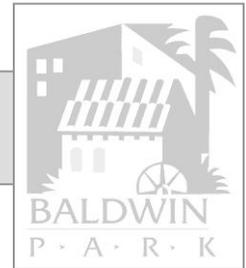


SUBCHAPTER 153.040 – RESIDENTIAL ZONES



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PART 2 – Small-Lot Single-Family Developments

§ 153.040.100 – Intent and Purpose

Small-lot single-family developments within the R-G and R-3 multi-family residential zones will provide opportunities for affordable, detached single-family residential development at densities greater than in the R-1-7,500 and R-1 zones. Development standards will ensure architecturally appealing design with traditional residential features and adequate open space areas.

§ 153.040.110 – Development Standards

Table 153.040.090 identifies the development standards applicable to small-lot single-family developments in the R-G and R-3 zones. Such developments shall comply with special conditions as described here and with all other standards and regulations set forth in part 1 of this subchapter.

- A. Private and public streets.** Private streets shall be permitted, provided street width and design conform to requirements applied by various city departments. At a minimum, private streets with parking on one side shall measure no less than 28 feet in width curb-to-curb, with required parkways provided as additional width and private streets with parking on both sides shall measure no less than 34 feet in width. Public streets shall conform with the city's street standard manual.
- B. No gated entries.** Gated entries into small-lot single-family developments are prohibited.
- C. Design Guidelines Manual.** Small-lot single-family developments shall comply with applicable Design Guidelines Manual adopted by the city.

TABLE 153.040.110 Development Standards for Small-Lot Single-Family Developments			
Development Standards	R-G	R-3	Additional Regulations
Development Site Area – Minimum	40,000 sf	30,000 sf	
Lot Area – Minimum	4,000 sf	3,000 sf	
Lot Depth – Minimum	80 ft	70 ft	
Lot Width – Minimum	38 ft	30 ft	
Lot Coverage – Maximum	60 %	65 %	
Front Yard Setback – Minimum ¹			
General	10 ft	10 ft	153.130.030
Lot adjacent to R-1-7,500 or R-1	15 ft	12 ft	
Side Yard Setback – Minimum			
General – Aggregate of all side yards	10 ft	8 ft	153.130.030
Corner lot	8 ft	8 ft	
Reversed corner lot	10 ft	10 ft	
Rear Yard Setback – Minimum	10 ft	10 ft	153.130.030
Open Space Area, Private – Minimum	15% net lot area	15% net lot area	153.040.030
Distance between Buildings – Minimum	10 ft	8 ft	

- (1) All garage faces must be set back a minimum of 20 feet from the front or side yard, whichever yard from which access is obtained, except garages with roll-up doors are permitted a minimum setback of 18 feet from the front or side yard.