

Multifamily Residential -20 (MFR-20)

	Single-Family & Duplex Dwellings	Multifamily Dwellings & Complexes	Duplex Subdivisions	Townhouse Subdivisions	Nonresidential Development
Subdivision site area, minimum	n/a	n/a	10,000	10,000	n/a
Subdivision site width, minimum	n/a	n/a	100 ft	100 ft	n/a
Lot area, minimum ²	6,000 sf	6,534 sf	4,356 sf	2,000 sf	6,000 sf
Lot width, minimum	60 ft	≤4 units: 65 ft	50 ft	16 ft	60 ft
		≥5 units: 80 ft			
Lot depth, minimum	100 ft	100 ft	n/a	n/a	100 ft
Lot frontage on an improved street, minimum	50 ft ³	50 ft ^{3,4}	50 ft ³	50 ft ³	20 ft
Density, maximum (du/ac)	n/a	20 du/ac	20 du/ac	20 du/ac	n/a
Floor area ratio (FAR), maximum	n/a	n/a	n/a	n/a	1
Living area per dwelling unit, minimum	900 sf	1 BR: 450 sf	850 sf	750 sf	n/a
		2 BR: 550 sf			
		3 BR: 700 sf			
		≥4 BR: 900 sf			
Lot coverage, maximum (% of lot area)	35%	35%	n/a	35%	35%
Structure height, maximum	35 ft	35 ft	35 ft	35 ft	35 ft ⁵
Front yard setback, minimum	25 ft	25 ft	25 ft	25 ft	25 ft
Street side yard setback, minimum	15 ft	15 ft	25 ft	25 ft	15 ft

Interior side yard setback, minimum	≤2 stories	7.5 ft	7.5 ft	n/a 6	n/a 6	7.5 ft
	≥3 stories	15 ft + 6 in per foot of height >35 ft	15 ft + 6 in per foot of height >35 ft			15 ft + 6 in per foot of height >35 ft
Rear yard setback, minimum		25 ft	25 ft	25 ft	25 ft	25 ft
Spacing between buildings, minimum		n/a	n/a 7	15 ft	15 ft	n/a

Special Standards for Accessory Structures of Single-Family and Duplex Dwellings 8

Number of detached structures per lot, maximum	2
Floor area, maximum (% of principal building floor area)	50%
Structure height, maximum	20 ft
Floor area in rear yard, maximum	200 sf
Rear yard coverage, maximum (% of rear yard area)	30%
Setback from rear or side lot line, minimum	7.5 ft
Spacing from principal building, minimum	5 ft

NOTES: [sf = square feet; ft = feet; in = inches; du/ac = dwelling units/acre; BR = bedrooms]

1. See measurement rules and allowed exceptions/variations in Section 11.4, Measurement, Exceptions, and Variations of Intensity and Dimensional Standards.
2. May be reduced for an irregularly shaped lot (e.g., a cul-de-sac lot), provided the lot is at least 50 ft wide at a line located within 400 ft from the right-of-way of an improved street.
3. Applicable to regularly shaped lots containing a dwelling; 20 ft for all other lots.
4. 100 ft for multifamily complex lots.
5. May be exceeded for a nonresidential structure with a Special Use Permit if the site is at least two acres in area and fronts on an existing arterial or major collector street, and all setbacks for the structure are increased 6 inches for each foot the structure's height exceeds 35 feet.
6. The minimum interior side yard setback along an interior lot line forming the perimeter of the subdivision site shall be 7.5 ft.
7. Minimum spacing between dwellings in a multifamily complex shall be 40 ft front-to-front, front-to-rear, or front-to-side, and 25 ft side-to-side.
8. No accessory structure other than one commonly located in a front yard (e.g., light post, mailbox—but not swimming pools and tennis courts), shall be located closer to the front lot line than the front wall of the principal building on the lot.