

**Sec. 35-230-4 Residential Districts and Uses**

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- A. **Purpose.** The purpose of this Section is to establish the development and lot and building standards, as well as the allowable land uses for each residential zoning district, including the Residential Large Lot (RL), Residential Standard Lot (RS), Residential Mixed-Use (RM), Multiple-Family Redevelopment (MF), and Residential Core (RC) districts.
1. *Development Types.* Within each district are development types that are permitted by-right, subject to the standards of this Section. These development types are denoted in Table 35-230-4, *Residential Standards and Uses*, which correspond to the applicable districts and the following letter designations:
    - a. **S** - Standard development, including patio homes, where permitted;
    - b. **C** - Cluster development;
    - c. **MP** - Master planned development;
    - d. **SH** - Special housing development; and
    - e. **U** - Urban mid-rise development.
  2. *Housing Types.*
    - a. Single-family detached dwellings are permitted in all districts and development types, except for the Residential Core (RC) district and urban mid-rise development.
    - b. Single-family attached and multiple-family dwellings are permitted only in certain districts and development types, as set out below in the Residential Land Use Table. Single-family attached dwellings shall be no fewer than three and no greater than six units.
    - c. Mid-rise buildings are permitted only in the Residential Core (RC) district.
  3. *Land Use Compatibility.*
    - a. *Development and Housing Types.* Standard and cluster development in the RL and RS districts allow single-family detached dwellings by-right and single-family attached and multiple-family dwellings by conditional use Districts and development types that are adjacent to or abutting standard or cluster development require buffering, as set out in Sec. 35-720-6, *Bufferyards*.
    - b. *Replat of Master Development Plan Amendment.* Single-family attached and multiple-family dwellings are permitted in a cluster or master planned development, subject to approval of a master development plan. A replat or amendment of the plan requires public hearing approval and notice to surrounding property owners as set out in Sec. 35-920-6, *Public Notice*.
    - c. *Minimum Area of Development.* A minimum acreage is required to establish a cluster, planned, or special housing development, as set out in Table 35-230-4, *Residential Standards and Uses*.
- B. **Applicability.** The standards of this Section apply to:
1. Residential subdivisions platted after the effective date of this UDO, subject to Sec. 35-110-6, *Vesting*;
  2. Re-subdivision of property that creates two or more buildable lots, excluding those within the Established Neighborhood (EN) Overlay District, which are set out in Sec. 35-220-3, *Established Neighborhood (EN) Overlay District*;
  3. Site plan approval for single-family attached or multiple-family developments with three or more dwelling units on a single parcel; and
  4. Master Development Plan for a by-right planned development in the RL, RS, or RM districts.
- C. **Overlay Districts.** The land uses permitted within the overlay districts are those of the underlying district(s), which are set out in Table 35-230-4, *Residential Standards and Land Uses*, and Table 35-230-3, *Nonresidential Standards and Land Uses*. The overlay districts include:
1. Airport Overlay (AO);

2. Established Neighborhood Overlay (EN);
3. Eureka Valley / K-18 Overlay (EV);
4. Gateway Corridor Overlay (GC); and
5. University Overlay (UO).

D. **How to Apply the Residential Development and Lot and Building Standards.** The standards set out in Table 35-230-4, *Residential Standards and Land Uses*, may be used as follows:

1. *Proposed Development Type.* Identify the Proposed Development Type within the applicable zoning district including either:
  - a. *Standard Development (S):* The corresponding development and lot and building standards apply to single-family detached dwelling units.
  - b. *Cluster Development (C):* The corresponding development and lot and building standards apply to single-family detached and attached dwelling units.
  - c. *Planned Development (P):* The corresponding development and lot and building standards apply to and Housing Type may be used, subject to the maximum gross density and minimum open space standards for the respective district and development type.
  - d. *Special Housing (SH):* The corresponding development and lot and building standards apply to manufactured homes and tiny homes within the Residential Mixed (RM) district.
  - e. *Urban Mid-Rise (U):* The corresponding development and lot and building standards apply to urban mixed-use buildings within the Residential Core (RC) district.
2. *Zoning District.* Identify the Zoning District of a property proposed for development.
3. *Housing Types.* Select the Housing Type(s) that correspond to the applicable Residential Development Standards and Residential Land Use Matrix, as follows:
  - a. Refer to the Residential Land Use Matrix to identify the housing types permitted in each district and development type.
  - b. Identify the applicable housing type and the corresponding standards under the Residential Development Standards.
4. *Development Standards.* Calculate the maximum number of dwelling units allowed and minimum acres of open space required on the property as follows:
  - a. *Minimum Area of Development.* Verify the minimum acres of development required for the respective district and development type.
  - b. *Maximum Gross Density:* Multiply the total gross acres of the property proposed for development by the maximum density for the zoning district and development type to identify the maximum number of lots or dwelling units allowed (e.g., 24.356 acres X 2.4 for cluster single-family in the RL district = 58 lots).
  - c. *Minimum Open Space:* Multiply the total acres of the property proposed for development by the minimum percent open space to identify the number of acres to be set aside as common open space (e.g., 24.356 acres X 0.12 for cluster single-family in the RL district = 2.92 acres).
  - d. *Minimum Lot Area Per Dwelling Unit.* Apply the minimum lot area to design the lot and street layouts.
    1. The street right-of-way and pavement width standards are set out in Sec. 35-510-5, *Street and Alley Standards*.
    2. The standards for buffering different district and housing types are set out in Sec. 35-720-6, *Bufferyards*.
5. *Lot and Building Standards.* Apply the (a) lot width, (b) building height, and (c) maximum and (d) aggregate building coverages at the time of site or development plan approval or building permit.

6. **Minimum Building Setbacks.** Apply the (a) front, (b) interior and (c) street side, and (d) rear building setbacks and the setbacks for (e) garages or multiple-family parking lots or (f) parking lots for nonresidential development at the time of site or development plan approval or building permit.

**Table 35-230-4  
Residential Standards and Land Uses**

1. Proposed Development Type	2. Zoning Districts											3. Housing Types (refer to the use matrix below)							
	RL Single Family Large Lot			RS Single-Family Standards Lot			RM Residential Mixed Use			RC Resid. Core <sup>2</sup>	MF Multiple - Family Redev. <sup>3</sup>	SINGLE-FAMILY <b>ATTACHED</b> PH = Patio Home TW = Twin Home DU = Duplex	MULTIPLE-FAMILY TH = Townhome TY = Tiny Home MP = Multiplex AP = Apartment						
	S	C	MP	S	C	MP	S	MP	SH <sup>1</sup>	MR			PH	TW	DU	TH	TY	MP	AP
<b>Residential Development Standards</b>																			
4. Development Standards	Single-Family Detached										Mid-Rise	Multi-Family	PH	TW	DU	TH	TY	MP	AP
a. Minimum Area of Development (acres)	NA	20	20	NA	15	15	8	5	5	NA	NA				5	5	5	5	
b. Maximum Gross Density (units / acre)	Gross Density										58.0 (min)	39.25 (3) 51.70 (4)	Gross Density			Net Density			
	1.90	2.10	2.40	5.82	6.57	8.17 11.00	10.30	11.75 19.00	15.60	5.80			10.3 0	11.75	-	-	-	-	
c. Minimum Open Space (%)	5	10	12	5	8	10	5	5	8	NA	15	5	5	10	12	10	20 (2) 15 (3) 15 (4)		
d. Minimum Lot Area Per Dwelling Unit (sf.) <sup>4</sup>	20,000	17,500	12,000	6,500	5,500	4,500	6,000	5,000	4,000	750 (unit) 15,000 (lot)	1,000	5,500	3,750	3,250	2,250	2,250	1,750	1,250 875 630	
<b>5. Lot and Building Standards (feet or %)</b>																			
a. Minimum Lot Width Per Dwelling Unit	90'	80'	75'	75'	65'	50'	50'	50'	40'	100'	50'	50'	35'	25'	25'	35'	20'	15'	
b. Maximum Building Height	40'	35'	35'	35'	35'	35'	35'	35'	35'	30' (min) 85' (max)	55'	35'	35'	35'	35'	25'	45'	45'	
c. Maximum Principal Building Coverage	16	16	19	19	20	24	25	26	45	70	33	32	36	36	38	30	40	48	
d. Aggregate Building Coverage	25	25	25	30	30	30	30	30	50	70	50	50	50	50	50	50	50	50	
<b>6. Minimum Building Setbacks (feet)<sup>5</sup></b>																			
a. Front	30'	25'	25'	25'	25'	25'	25'	20'	20'	10'	14'	25'	20'	20'	20'	15'	20'	20'	
b. Interior Side	10'	8'	8'	8'	8'	8'	5'	5'	5'	5'	6'	0'/10'	6'	6'	0'	5'	10'	15'	
c. Street Side	20'	15'	15'	15'	15'	15'	12'	12'	15'	10'	12'	10'	12'	12'	15'	12'	15'	20'	
d. Rear	25'	25'	25'	25'	25'	25'	20'	20'	20'	0'	25'	20'	20'	20'	25'	15'	25'	20'	
e. Garage or Parking Lot, Multiple-Family	25'	25'	25'	25'	25'	25'	25'	25'	25'	NA	Sec. 35-410-3	25'	25'	25'	25'	25'	25'	25'	

**Table 35-230-4  
Residential Standards and Land Uses**

1. Proposed Development Type	2. Zoning Districts											3. Housing Types (refer to the use matrix below)				
S = Standard C = Cluster MP = Master Planned SH = Special Housing MR = Mid-Rise	RL Single Family Large Lot			RS Single-Family Standards Lot			RM Residential Mixed Use			RC Resid. Core <sup>2</sup>	MF Multiple - Family Redev. <sup>3</sup>	SINGLE-FAMILY <u>ATTACHED</u> PH = Patio Home TW = Twin Home DU = Duplex	<u>MULTIPLE-FAMILY</u> TH = Townhome TY = Tiny Home MP = Multiplex AP = Apartment			
	S	C	MP	S	C	MP	S	MP	SH <sup>1</sup>	MR						
f. Parking Lot, Nonresidential	15'	15'	15'	15'	12'	12'	10'	10'	8'	5'	5'	Based on district standards to the left	10'	15'	15'	20'

**Residential Land Use Matrix P (Permitted) L (Limited) C (Conditional) A (Accessory) "-" (Prohibited)**

Housing Type	References	Residential Districts										Nonresidential Districts										Special / Overlay Districts		
		RL			RS			RM			RC	MF	CR	CN	CG	BP	CC	MU	SC	IL	IG	IN	PI	UO
S	C	P	S	C	P	S	P	SH	MR															
Duplex <sup>1</sup>	Sec. 35-220-1	-	-	C	-	-	C	P	P	-	-	P	-	-	-	-	P	-	-	-	-	-	-	
Town-home <sup>1</sup>	--	-	-	C	-	-	C	-	P	-	-	P	-	-	-	-	P	-	-	-	-	-	-	
Twin Home <sup>1</sup>	--	-	-	C	-	-	C	P	P	-	-	P	-	-	-	-	P	-	-	-	-	-	-	
Single Family Detached	References	RL			RS			RM			RC	MF	CR	CN	CG	BP	CC	MU	SC	IL	IG	IN	PI	UO
		S	C	P	S	C	P	S	P	SH	MR													
Patio Home	--	-	P	P	-	P	P	P	P	-	-	P	-	-	-	-	P	-	-	-	-	-	-	
Manuf. Home	Sec. 35-240-3 Sec. 35-410-2	-	-	-	-	-	-	-	C <sup>2</sup>	L <sup>3</sup>	-	-	-	-	-	-	-	-	-	-	-	-	-	
Mobile Home	--	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Resid. Design Manuf. Home	Sec. 35-240-3 Sec. 35-410-4	L	L	L	L	L	L	L	L	L	-	-	-	-	-	-	-	-	-	-	-	-	-	
Single-Family Dwelling	--	P	P	P	P	P	P	P	P	-	-	P	-	-	-	-	P	-	-	-	-	-	P	
Tiny Home	Sec. 35-240-3 Sec. 35-410-5	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-	-	-	-	-	-	-	-	