

Site Plan Information – R-2, Medium to High Density District Requirements

A: Lot Area:

#1 TRIPLEXES & QUADRAPLEXES

- a. Minimum Lot Area Per Dwelling Unit: 5,000 square feet.
- b. Minimum Total Lot Area: 20,000 square feet.

#2 For the basis of computing the number of permitted units within a multiple residence, the following shall apply:

- a. 2,000 square feet for each efficiency unit; and/or
- b. 3,000 square feet of lot area for each 1 bedroom unit; and/or
- c. 3,500 square feet of lot area for each 2 bedroom unit; and/or
- d. 4,000 square feet of lot area for each 3 bedroom unit; and/or
- e. For each additional bedroom (over 3) per unit, an additional 500 square feet of lot area;

B: Principal Structure Setbacks:

#1 Triplexes and Quadraplexes:

- a. Front Yard: 30 feet.
- b. Where the lot is located at the intersection of 2 or more streets or highways which bound 2 or more sides of the lots, no building shall project beyond the front yard line of either street.
- c. Side Yard: 10 feet.
- d. Rear Yard: 20 feet.

#2 Multiple Family Units:

- a. Front yard setbacks of not less than 30 feet is required.
- b. Interior side yards (not adjacent to street right-of-ways) require a minimum of 20 feet plus 1 foot of building height over 20 feet.
- c. A rear yard with a depth of not less than 30 feet is required.
- d. Corner lots, (side yards adjacent to street right-of-ways) require a minimum of 30 feet.

#3 Condominium and cooperative units.

- a. Front yard setback of not less than 30 feet is required.
- b. Interior side yards (not adjacent to street right-or-ways) require a minimum of 20 feet plus 1 foot of side yard setback for each 1 foot of building height over 20 feet.
- c. A rear yard with a depth of not less than 30 feet is required.
- d. Corner lots, (side yards adjacent to street right-of-ways) require a minimum of 30 feet.

C: Lot Coverage and Height:

- A. The total ground area of all residential buildings shall not exceed a lot coverage of 45%.
- B. Triplex and quadraplex: Maximum building height is 35 feet or the average height of the adjacent structures, whichever is less.
- C. Multiple family dwelling: Maximum building height is 4 stories or 45 feet.

MULTIPLE FAMILY APPEARANCE:

- A. All multiple family dwelling buildings shall be designed and constructed to have the equivalent of a front appearance on each exterior surface. All accessory or ancillary buildings, including garages, shall be designed and constructed with the same facing materials as the principle building. Such materials shall be used in the same or better proportions as used on said principal building.
- B. Any detracting aspects (i.e parking or exterior storage) of the multiple family dwelling development shall be integrated into the site design so as to minimize the impact on adjacent residential areas. Mitigation of these aspects shall include landscaping and fencing treatments.