



MULTIPLE FAMILY DISTRICT DEVELOPMENT STANDARDS

All structures, other than sheds and storage buildings, must comply with all setbacks.

Dwelling Type	Future Land Use	Plot Size ¹ (square feet)	Plot Width ¹	Plot Coverage ^{2 & 3}	Height ²	Street ¹	Front ¹	Side ¹	Corner Side ¹	Rear ¹	Floor Area ¹ (square feet)
Multiple Dwelling R-3 District											
SFR	7 to 16 DU/AC	7,500	75'	40%	35'	N/A	25'	7.5'	15'	15'	1,000
Duplex		8,500	85'	40%	35'	N/A	25'	7.5'	15'	15'	790
3 or >		10,000	100' wide 100' deep	3 units 40% 4 units or > 30%	25'	25' <80' ROW 35' >80' ROW except Holiday Springs Blvd	25' or >25' = height of building	15' or 1/2 height of building	20' + 1' for each 2' over 25'		
	43,560	200' frontage	4 stories/50'								
Multiple Dwelling R-3A District											
SFR	>16 DU/AC	7,500	75'	40%	35'	N/A	25'	7.5'	15'	15'	1,000
Duplex		8,500	85'	40%	35'	N/A	25'	7.5'	15'	15'	790
3 or >		10,000	100' wide 100' deep	3 units 40% 4 units or > 37.5%	25'	25' <80' ROW 35' >80' ROW except Holiday Springs Blvd	25' or >25' = height of building	15' or 1/2 height of building	20' + 1' for each 2' over 25'		
	43,560	200' frontage	6 stories/60'								

1. Minimum 2. Maximum 3. Plot Coverage= Principal + Accessory buildings

SHEDS AND STORAGE BUILDINGS

Setbacks: 2' side & rear setbacks. Not permitted in any front or street side yard. Not permitted in an easement.

Maximum Height: 8.5', measured from the skids to the mean height of the peak of the roof

Maximum Size: Cumulative total of 144 sq. ft.

Development Services Department

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