



## MULTIPLE FAMILY DISTRICT DEVELOPMENT STANDARDS

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

| Dwelling Type                   | Future Land Use  | Lot Size <sup>1</sup><br>(square feet) | Lot Width <sup>1</sup> | Lot Coverage <sup>2</sup><br>& 3    | Height <sup>2</sup> | Street <sup>1</sup>  | Front <sup>1</sup>                        | Side <sup>1</sup>                   | Corner Side <sup>1</sup> | Rear <sup>1</sup>                   | Floor Area <sup>1</sup><br>(square feet) |
|---------------------------------|------------------|--|------------------------|-------------------------------------|---------------------|--|---|-------------------------------------|--------------------------|-------------------------------------|--|
| Multiple Dwelling R-3 District  |                  |  |                        |                                     |                     |  |   |                                     |                          |                                     |  |
| SFR                             | 7 to 16<br>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%<br>4 units or> 30%      | 25'                 | 25' <80' ROW<br>35'>80' ROW<br>except<br>Holiday<br>Springs Blvd | 25' or<br>>25' =<br>height of<br>building | 15' or 1/2<br>height of<br>building |                          | 20' + 1' for<br>each 2'<br>over 25' |  |
|                                 |                  | 43,560                                 | 200' frontage          |                                     | 4<br>stories/50'    |  |   |                                     |                          |                                     |  |
| Multiple Dwelling R-3A District |                  |  |                        |                                     |                     |  |   |                                     |                          |                                     |  |
| SFR                             | >16<br>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%<br>4 units or><br>37.5% | 25'                 | 25' <80' ROW<br>35'>80' ROW<br>except<br>Holiday<br>Springs Blvd | 25' or<br>>25' =<br>height of<br>building | 15' or 1/2<br>height of<br>building |                          | 20' + 1' for<br>each 2'<br>over 25' |  |
|                                 |                  | 43,560                                 | 200' frontage          |                                     | 6<br>stories/60'    |  |   |                                     |                          |                                     |  |

1. Minimum 2. Maximum 3. Lot 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.

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