

RESIDENTIAL LAI

STANDARDS

MIN. LOT SIZE

MIN. DETACHED DWELLING SIZE
LOT FRONTAGE

PARKING REQ.
MAX. HEIGHT
FLOOR AREA MINIMUM

LANDSCAPE

PRIMARY USE

FRONT SETBACK
SIDE SETBACK
BUILDING SEPARATION
REAR SETBACK
SIDE ON STREET SETBACK

EXCEPTION:
(from arterial) FRONT SETBACK
MAX. LIVING SPACE SETBACK
SIDE SETBACK
REAR SETBACK
SIDE ON PUBLIC STREET SETBACK

ACCESSORY USE

MAX. HEIGHT
FRONT SETBACK
FRONT SETBACK OF A SIDE
 LOADED GARAGE
SIDE SETBACK
REAR SETBACK (NON-GARAGE)
REAR SETBACK (GARAGE)
SIDE ON STREET SETBACK

EXCEPTION: FRONT SETBACK
(from arterial) SIDE SETBACK

REAR SETBACK
SIDE ON STREET SETBACK

ND USE DEVELOPMENT STANDARDS MATRIX

R-2, R-3, MU
TC-2, BP-1

CLUSTER
HOMES

PROPOSED

2,200 SF	2,216 SF (Average 2,811 SF)
900 SF	No Less than 900 SF (Final size determined at master model review)
N/A	N/A
2 SP. / UNIT (Located in garage or driveway)	2 SP. / UNIT (Garage or driveway)
35'	Not to exceed 35'
N/A	N/A
ENTIRE FRONT YARD (Need Additional Trees @1 per 40' on street.)	ENTIRE FRONT YARD (Additional Trees @1 per 40' on street provided)
1 TREE/600 SF	1 TREE/600 SF
1 SHRUB/300 SF	1 SHRUB/300 SF
ENTIRE SIDE YARD	ENTIRE SIDE YARD
10' Building - 5' Porch	10' Building - 5' Porch
5'	5'
N/A	N/A
10'	10'
15'	15'
50' (1)	95'
30'	N/A
25'	40'
25'	N/A
25'	40'
15'	15'
20'	N/A
10'	N/A
5'	5'
5'	N/A
3'	14'
10'	15'
20'	N/A
15'	45'

15'
20'

N/A
45'