

23-4D-3130 High Density Residential (HDR) Zone

(A) Development Standards.

Table 23-4D-3130.A below describes the development standards in the HDR Zone

Lot Requirements	
Lot Size	8,000 sf min.
Impervious Cover ¹	70% max.
Building Cover	60% max.

¹ The maximum Impervious Cover may not be attainable due to unique site characteristics, such as trees, waterways, and steep slopes. Where necessary, the project shall reduce the impervious cover to comply with other requirements of this Title.

Building Placement				
Setback Minimum (Distance from ROW / Lot Line)	Front	Side St.	Side	Rear
Minimum, except when:	10'	15'	5'	10'
Adjacent to any Low to Medium Intensity Residential Zone and/or T3 Transect Zone				
Lots ≤ 75' wide	15'	15'	10'	30'
Lots > 75' wide	15'	15'	20'	30'
Intensity				
Dwelling Units per Acre (max)	24			

Exceptions for Affordable Units. Developments in the HDR Zone may qualify for a density bonus or other incentives if the development meets the applicable provisions of Chapter 23-3E (Affordable Housing Incentive Program).

Building Form	
Height	Overall (max.)
Main Building	60'
Accessory Structure	30'

Building Height Stepback
Building height stepback required for portions of building adjacent to or across an alley from Low to Medium Intensity Residential Zone and/or T3 Transect Zone.

Distance from Lot Line of Triggering Property	Allowed Height
Within 50'	Less than or equal to 30'
50'-100'	Less than or equal to 40'
Greater than 100'	Set by Zone Standards

Additional Requirements	
Affordable Housing	See Article 23-3E
Landscaping and Screening	See Division 23-4E-4
Outdoor Lighting	See Division 23-4E-2
Parking and Loading	See Division 23-4E-3
Signage	See Chapter 23-8