

23-4D-3080 Low Density Residential (LDR) Zone**(A) Development Standards.**

Table 23-4D-3080.A below describes the development standards in the LDR Zone.

Lot Requirements				
Lot Size	5,750 sf min.			
Impervious Cover ¹	45% max.			
Building Cover	40% 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 (Distance from ROW / Lot Line)	Front ²	Side St.	Side	Rear ³
Minimum	25'	15'	5'	10'
² Where existing adjacent buildings are located in front of the minimum front setback, the building may be set to align with the average front yard setback of the four nearest principal residential structures located on the same side of the block that are built within fifty feet of the front lot line.				
³ Rear setback is 5 feet for accessory structures with a maximum height of 15 feet.				
Building Form Within Urban Core Boundary				
Height of Main and Accessory Buildings	Stories (max.)	To Eave / Parapet (max.)	Overall (max.)	
Within 80' of Front Property Line	2	23'	35'	
Beyond 80' of Front Property Line	1	15'	23'	

Building Form Within Urban Core Boundary (continued)		
Encroachments	Gable End	Dormers
Within 60' of Front Property Line	30' length max.	15' combined length max.
Building Size		
The more restrictive shall apply between:		
Gross Floor Area (max.)	2,300 sf	
Floor Area Ratio (max.)	0.4	
Building Articulation		
Articulation is required for side walls on additions or new construction that are 15 feet or taller and located within 9 feet of the side lot line.		
Max. unarticulated side wall length	36'	
Articulation, depth (min.)	4'	
Articulation, length (min.)	10'	
Building Form Beyond Urban Core Boundary		
Height	Overall (max.)	
Main Building	35'	
Accessory Structure	30'	
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	

- (B) **Additional Impervious Cover.** The Building Official may approve impervious cover up to 55 percent on a lot if all of the following requirements are satisfied:
- (1) The principal use of the lot must be a residential use;
 - (2) The lot must be included in a plat that was recorded before January 2, 1989;
 - (3) The lot adjoins open space, including a golf course or regional park, and the open space:
 - (a) Does not contain a significant amount of impervious cover;
 - (b) Is not likely to be developed with a significant amount of impervious cover;
 - (c) Contains at least twice the area of the adjacent lot; and
 - (d) Is not separated from the lot by an impervious barrier, including street pavement or a paved plaza.
 - (4) A variance from a required building setback must not have been granted or requested, and the owner of the lot must agree not to request a variance from a required building setback.
 - (5) A development intensity transfer affecting the open space must not have been granted.
- (C) **Exceptions for Affordable Units.** Developments in the LDR Zone may qualify for a density bonus or other incentives if the development meets the applicable provisions of Article 23-3E (Affordable Housing Incentive Program).