

23-4D-3100 Low-Medium Density Residential – Small Lot (LMDR-SL) Zone**(A) Development Standards.**

Table 23-4D-3100.A below describes the development standards in the LMDR-SL Zone.

Lot Requirements				
Lot Size	3,600 sf min.			
Impervious Cover ¹	65% max.			
Building Cover	55% 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
Minimum	10'	10'	5'	5'
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.				
Building Form Within Urban Core Boundary ³				
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 ³ (continued)		
Encroachments	Gable End	Dormers
Within 60' of Front Property Line	30' length max.	15' combined length max.
³ Applies only to the portion of the lot located directly adjacent to a lot zoned VLDR or LDR.		
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	