

23-4D-3110 Medium Density Residential (MDR) Zone

(A) Development Standards.

Table 23-4D-3110.A below describes the development standards in the MDR Zone.

Lot Requirements					
Lot Size		5,750 sf min.			
Impervious Cover ¹		55% 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
Minimum, except when:		15'	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'
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.					
Intensity					
Dwelling Units per Acre (max.)			12		
Exceptions for Affordable Units. Developments in the MDR 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 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'
Encroachments ³	Gable End/Shed Dormers		
Within 60' of Front Property Line	30' length max.	15' combined length max.	
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'	
³ Not to exceed overall maximum height.			
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	