

23-4D-3120 Medium-High Density Residential (MHDR) Zone**(A) Development Standards.**

Table 23-4D-3120.A below describes the development standards in the MHDR Zone.

Lot Requirements					
Lot Size	8,000 sf min.				
Impervious Cover ¹	60% max.				
Building Cover	50% 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:	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'	
Intensity					
Dwelling Units per Acre (max)					
18					

Building Form	
Height	Overall (max.)
Main Building	40'
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' or further	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

Exceptions for Affordable Units. Developments in the MHDR 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).