

23-4D-3140 Very High Density Residential (VHDR) Zone**(A) Development Standards**

Table 23-4D-3140.A below describes the development standards in the VHDR Zone.

Lot Requirements				
Lot Size	8,000 sf min.			
Impervious Cover ¹	80% max.			
Building Cover	70% max.			
See Section 23-4E-4080 (Functional Green) for developments with Impervious Cover greater than 75%.				
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 adjacent to:	10'	15'	5'	10'
Low to Medium Intensity Residential Zone	15'	15'	50'	50'
Medium to High Intensity Residential Zone and/or T3 Transect Zone	15'	15'	25'	25'
Commercial Zone	15'	15'	15'	15'
Intensity				
Dwelling Unites per Acre (max)	54			
Floor Area Ratio (max)	1.0			
Exceptions for Affordable Units. Developments in the VHDR 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	90'			
Accessory Structure	30'			

Building Form (continued)	
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
Landscaping	
Perimeter Planting Area when adjacent to:	
Front or Side Street	
Quantity and location of planting within front or side street setback must meet the standards established in Division 23-4E-4 (Landscaping and Screening).	
Side or Rear	Depth (min.)
Any Residential Zone or Transect Zone	First 20' of building setback,
Commercial Zone	First 10' of building setback
Building and Parking Lot Landscaping	
Foundation Planting Area for 75% of parking lot or parking aisle frontage	
1 story structure	10' min.
Greater than 1 story	20' min.
Planting Requirements and Additional Standards	
See Division 23-4E-4 (Landscaping and Screening)	
Additional Requirements	
Affordable Housing	See Article 23-3E
Outdoor Lighting	See Division 23-4E-2
Parking and Loading	See Division 23-4E-3
Signage	See Chapter 23-8