

## BULK & INTENSITY TABLE

—		PLANNED RESIDENTIAL TYPE A									
		PLANNED RESIDENTIAL TYPE B									
Land Use	Hi-Tech Manufacturing	Commercial	Multi-Family High (MFH) 10-30 du/ac	Single-Family High 9-16 du/ac	Front-Load Single-Family	Rear-Load Single-Family	Medium 6-8 du/ac	Low 3-5 du/ac	Very Low 1-4 du/ac		
Min. Lot Area	1/2 acre	No minimum requirement	NA	NA	NA	3,000 sqft	6,000 sqft	10,000 sqft	14,000 sqft		
Minimum Lot Width (Measured at Setback)	100'	120'	NA	NA	NA	30'	55'	80'	95'		
Min. Garage Setback	NA	NA	NA	20'	20'	20' for full driveway 5' for drive approach	20'	25'	25'		
Min. Front Yard Setback	10' (60' if adjacent to residential)	30' (60' if adjacent to residential)	15'	10' on Rear-Load 20' on Front Load	12' to any public ROW, 5' to adjacent homes, 10' to adjacent shared driveways or private ROWs	15'	15' (20' on cul-de-sacs)	20'	20'		
Minimum Side Yard Setback (Interior Lots)	None if same use 30' adjoining office or commercial use 60' adjoining residential use (can be reduced by half if an additional buffering technique is applied per this MDP)	No requirement when adjoining a commercial or manufacturing use. 60' adjoining a residential use (can be reduced by half if an additional buffering technique is applied per this MDP)	12' between buildings	10' on one side & 7' on one side (must comply with fire code)	3' on one side & 7' on one side 10' combined	3' on one side & 7' on one side 10' combined	5' on one side & 8' on one side	8'	8'		
Minimum Side Yard Setback (Corner Lots)	No requirement when adjoining same use or any other manufacturing zone. 30' adjoining a commercial or office use 60' on a side adjoining a residential use (can be reduced by half if an additional buffering technique is applied per this MDP)	20' 60' if adjoining a residential use (can be reduced by half if an additional buffering technique is applied per this MDP)	15'	15'	15'	15'	20'	20'	20'		
Minimum Rear Yard Setback (Interior Lots)	No requirement when adjoining same use or any other manufacturing zone. 30' on the side adjoining a commercial or office use 60' on a side adjoining a residential use (can be reduced by half if an additional buffering technique is applied per this MDP)	0' 60' adjoining a residential use (can be reduced by half if an additional buffering technique is applied per this MDP)	20' between buildings	5' or 22'	12' to any public ROW, 5' to adjacent homes, 10' to adjacent shared driveways or private ROWs	10' 0' for accessory buildings	20'	20'	25'		
Minimum Rear Yard Setback (Corner Lots)	No requirement when adjoining same use or any other manufacturing zone. 30' on the side adjoining a commercial or office use 60' on a side adjoining a residential use (can be reduced by half if an additional buffering technique is applied per this MDP)	0' 60' adjoining a residential use (can be reduced by half if an additional buffering technique is applied per this MDP)	15'	5' or 22'	12' to any public ROW, 5' to adjacent homes, 10' to adjacent shared driveways or private ROWs	10' 0' for accessory buildings	20'	20'	20'		
Min. Dwelling Size	NA	NA	NA	NA	NA	NA	NA	NA	NA		
Maximum Building Height	No limit	75'	60'	45'	45'	45'	35'	35'	35'		
Maximum Building Coverage	No Limit - except what is required by building code	No Limit	NA	NA	NA	NA	NA	NA	NA		
Building Separation on Same Lot	Main buildings: 20' Main buildings and accessory buildings: 10'	NA	NA	NA	NA	NA	NA	NA	NA		

### Notes:

1. No minimum floor area/dwelling size will be required.
2. No minimum spacing is required between structures for single-family homes. All relevant fire code requirements will be met.
3. No minimum parking is required for multi-family units. Adequate parking will be provided through both on and off-street options. Please see high-density single-family pages for more information.
4. Multi-family parking will be provided at 1.4 stalls per residential unit, including 1 visitor stall per 8 units.

\*Irregular shaped lots located along the circular portion of a cul-de-sac or a knuckle portion of a street may be reduced to a minimum of thirty five (35') of frontage at the right of way line of a public street.