

INFILL HOUSING

Sec. 5.5.05. Uses of Land.

- C. *Attached Single-Family Residential Use* ~~Restrictions~~. For development of Attached Single-Family dwellings on a single lot.
1. Permitted Use within ~~the~~ LDR zone districts where the following conditions apply:
 - a. Where four (4) or fewer units are constructed in a row on a vacant lot and no demolition is required; and, Attached Single-Family Residential dwelling units are a Permitted Use within the LDR zone district when the
 - b. The parcel is located within five-hundred (500) linear feet of a TBA, TOD, TCC or C zone district, as measured from the closest point of the parcels along the public right-of-way.
 2. Special Land Use within LDR zone districts where the following conditions apply:
 - a. Where demolition of an existing structure is required,; or
 - b. More than five (5) units are constructed in a row, Attached Single-Family Residential dwelling units are a Special Land Use within the LDR zone district.
- D. *Two-Family Residential Use* ~~Restrictions~~. A two-family residential dwelling is a Permitted Use within ~~the~~ LDR zone districts s when located on a corner lot.
- E. Multiple-Family Residential Use. A multiple-family residential development of six (6) or fewer units is a permitted use on Link Residential and Network Residential Streets in the TN-LDR Zone District.

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Sec. 5.5.06. Site Layout and Building Placement Requirements.

Table 5.5.06.A. Site Layout and Building Placement: Residential Zone Districts								
Neighborhood Classification		TN		MCN		MON		Use or Other Regulations
Zone District		LDR	MDR	LDR	MDR	LDR	MDR	
Minimum Lot Area (sq. ft./unit - except as noted)								
Detached single-family, interior		3,800 ¹	2,500 ¹	5,000 ¹	3,000 ¹	7,000 ¹	3,500 ¹	5.5.06.B.
Detached single-family, corner		5,000	3,000	6,000	4,000	8,000	4,500	
Attached single-family		1,500	1,250	3,500	3,000	4,500	4,000	5.5.06.B, 5.5.08
Two-family (total)		3,8006,000 [±]	2,5005,000 [±]	7,000 ¹	6,000 ¹	9,000 ¹	8,000 ¹	5.5.06.B.
Multiple family/group living:	Minimum (sq. ft./unit)	2,000	1,250	2,500	1,500	2,750	1,750	5.5.09.
	Minimum lot area (total sq. ft.)	—	—	20,000	20,000	25,000	25,000	5.9.20.
Non-residential uses		6,000	6,000	6,000	6,000	6,000	6,000	5.6.07.B.
Minimum Lot Width (ft.)								
Detached single-family, interior		36 ¹	36 ¹	42 ¹	42 ¹	60 ¹	60 ¹	5.5.06.C.
Detached single-family, corner		50	50	70	60	70	70	
Attached single-family (per unit)		—	—	35	30	45	40	
Two-family		3660 [±]	3650 [±]	70 ¹	60 ¹	90 ¹	80 ¹	
Multiple family/group living	3-6 units	36	36	100	90	100	100	
	7 or more units	90	80					
Non-residential uses		80	80	80	80	100	100	—
Minimum Setbacks and Yards for Residential Uses (ft.)								
Required Building Line (RBL)		27 ¹	22 ¹	35 ¹	30 ¹	—	—	5.5.06.D.
Front setback		—	—	—	—	30	20	
Interior Side Setback	One side	5	5	7	5	7	7	5.5.06.E.
	Total both sides	14	14	18	14	18	20	
Corner Side Setback	One side	5	5	7	5	10	7	5.5.06.E.
	Total both sides	20	20	20	20	25	20	
Rear Setback		25	20	25	30	40	30	5.5.06.F.
Minimum Setbacks and Yards for Non-Residential Uses (ft.)								
Front setback		20	20	25	25	25	25	5.5.06.D.
Side setback		10	10	10	10	20	20	5.5.06.E.
Rear setback		25	25	30	30	30	30	5.5.06.F.
See Section 5.11.11.C. for minimum buffer widths where non-residential uses abutting residential uses.								

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Building Façade Along RBL (%)	60	60	50	50	—	—	5.5.06.G.
Minimum Green Space at Grade (% of lot area)							
Detached single-family	40	30	50	40	60	50	5.5.06.H.
Attached single-family	40	20	50	30	60	40	
Two-family	35	20	40	25	50	30	
Multiple family	30	20	30	25	30	30	
Non-residential uses	30	30	30	30	30	30	
Minimum Tree Canopy (% of lot area)							
Multiple-family/ group living	37	34	48	41	51	35	5.11.09.
Non-residential uses	37	34	48	41	51	35	
¹ This dimension shall apply in areas not established, per Sections 5.2.05.C. and 5.5.06.B-D.							
² See Section 5.5.06.B.4.							
"—" = Not Applicable							

Sec. 5.9.06. Attached Single-Family and Two-Family Dwellings.

- A. Attached dwellings must comply with the dimensional and design standards of Sections 5.5.06. and 5.5.07., except where these standards are expressly modified by this Section.
- B. ~~Conversion. The conversion of attached single-family and two-family dwellings to a higher density on the same lot is prohibited, except where the building exceeds five thousand (5,000) square feet in gross floor area and the Director determines that the size of the house is out of character with other nearby residential uses, the use shall be heard as a Special Land Use by the Planning Commission to determine the appropriate number of units.~~

Sec. 5.9.20. Multiple-Family Dwellings.

- A. *Applicability.* The following requirements apply to multiple-family dwellings, not including attached single-family dwellings, within any Residential Zone District, unless otherwise noted.
- B. *Location.*
 1. Multiple-family dwellings shall not be ~~located on a Neighborhood Residential permitted on a Regional Street, Major City Street or City Collector Street, or within two hundred (200) feet of a Regional or Major Street as~~ Street as defined in the City's Street Classification Policy. The Planning Commission may waive this ~~requirement restriction~~ for redevelopment projects.
 2. ~~In the TN-LDR Zone District, a multiple-family development of six (6) or fewer units is a permitted use when located on a Link Residential or Network Residential Street. For parcels within the TOD Zone District, a ground floor residential use is a Permitted Use, except that a Special Land Use approval shall be required when the use is proposed within one hundred (100) feet of a Major or Regional Street.~~
- C. ~~Conversions. Existing single-family and two-family dwellings shall not be converted to a multiple-family dwelling except as provided in Sections 5.2.07. and 5.5.08.~~
- ~~D. Open Space.~~
 1. *Minimum Required Greenspace or Urban Open Space.*

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- a. In the MCN and MON district, every residential unit shall have a minimum of sixty-five (65) square feet of greenspace or urban open space and the required open space must be provided on the same lot as the dwelling unit(s) it serves.
 - b. The open space area shall be substantially covered with grass, ground cover, shrubs, plants, trees or usable outdoor space open features, such as walkways or patios.
 - c. The open space area shall not be less than twelve (12) feet in any dimension.
 - d. The open space area must be usable, and cannot be occupied by mechanical equipment, dumpsters or service areas.
2. *Required Rear Yard.* In the MCN and MON districts, the required rear yard open space shall be within the rear yard, at ground level or, if on a terrace or patio, within four (4) feet of ground level. Where structures are in the rear yard setback and do not exceed six (6) feet in height, required open space may be provided directly above the structures.
- DE.** *Driveways and Parking.* No driveways or off-street parking spaces (open or enclosed) shall be within the required rear yard space. Bollards, curbs, wheel stops or other similar features shall be provided to ensure that required rear yard open space is not used for off-street parking, loading or vehicle circulation.