

PART 4

[Amendments regarding standards for housing types]

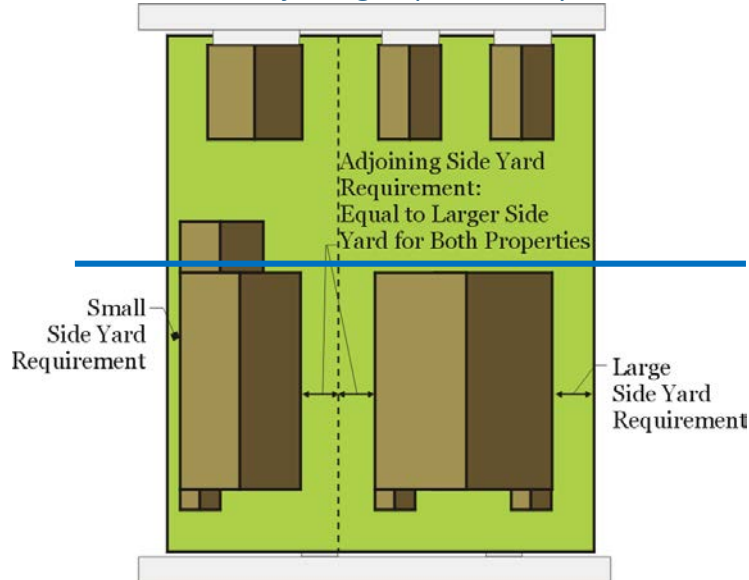
Sec. 7.1 Housing Types

[Paragraphs not listed remain unchanged]

7.1.1 General

~~C. Yard Standards on Blocks with Mixed Housing Types¹~~

~~Where housing types are mixed on the same block face and adjacent to one another, the larger of the two adjoining required side yards shall be required for both units.~~



Commentary: ~~This ensures that single-family detached homes abutting other housing types, such as townhouses or zero-lot-line units, are adequately protected.~~

¹ This provision creates unnecessary and often cumbersome side yard requirements. Each housing type already has specific side yard or building separation requirements. There is no need to “protect” a duplex from a single-family house, for instance, with a larger side yard.

7.1.2 Single-Family Detached House

B. Development Standards

A single-family detached house shall be permitted in accordance with the table below. A single-family detached house shall also be permitted in the RR District in accordance with the standards of paragraph 6.2.1A, Dimensional Standards.

Single-Family Detached Standards	RS-20	RS-10	RS-8	RS-M	RU-5, RU-5(2)	RU-M	RC
Conventional Subdivision							
Lot Dimensions (min. square feet)							
Lot Area (w/o averaging.)	20,000	10,000	8,000	5,000	5,000	3,500	5,000
Lot Area (with averaging) ¹	17,000	8,500	6,800	4,250	4,250	2,975	4,250
Lot Width (feet)	100	75	60	35	45	35	35
Yards (min. feet) ²							
Street Yard (adjoining collector or greater street)	35	25	25	25	20	15 ³	10 ³
Street Yard (adjoining local street)	35	25	25	20	20	15 ³	10 ³
Street Yard (with rear vehicular or alley access) ²	5	5	5	5	5	5	5
Side Yard (single)	12	10	9	6	6	6	6
Side Yard (total) <u>(no side yard total in Urban tier)</u> ³	30	24	22	15	15	15	15
Rear Yard	25	25	25	25	25	25	25
Cluster Subdivision							
Lot Dimensions (min.)							
Lot Area (square feet)	10,000	5,000	4,000	—	3,500	—	—
Lot Width (feet)	75	40	40	—	40	—	—

² These standards are maintained, but relocated under the Traditional House type.

³ Deleting combined side yard requirements, particularly within the Urban tier and RU districts in general, reduces instances that create nonconforming structures.

Single-Family Detached Standards	RS-20	RS-10	RS-8	RS-M	RU-5, RU-5(2)	RU-M	RC
Yards (min. feet)							
Street Yard	25	20	20	—	15 ³	—	—
Street Yard (with rear vehicular or alley access)	5	5	5	—	5	—	—
Side Yard (single)	9	6	6	—	5	—	—
Side Yard (total) (no side yard total in Urban tier)	22	13	13	—	12	—	—
Rear Yard	25	25	25	—	25	—	—

1 Lot area with averaging may only be used if the requirements of paragraph 6.3.3C, Lot Averaging, paragraph 6.4.3C, Lot Averaging, paragraph 6.5.3B, Lot Averaging, as appropriate are met.

2 Yard modifications may be required pursuant to a neighborhood protection overlay, or through application of infill regulations (Sec. 6.8, Infill Development in Residential Districts).

~~3 Shall be 20 feet with front loaded vehicular access or driveways.~~

C. Small Lot Option⁴

Additional standards, or Modifications to the standards, below, may be required pursuant to a neighborhood protection overlay, local historic district, or through application of infill regulations (Sec. 6.8, Infill Development in Residential Districts).

1. Applicability

The small lot option can be applied in the following zoning districts:

a. In any tier: RC, RS-M, RU-M, RU-5, and RU-5(2) zoning districts

b. In the Urban Tier: RS-8 and RS-10 zoning districts.

2. Dimensional Standards

<u>Lot Dimensions</u>	
<u>Minimum Lot Area</u>	<u>2,000 square feet</u>
<u>Minimum Lot Width</u>	<u>25 feet</u>
<u>Yards</u>	
<u>Minimum Street yard</u>	<u>10 feet</u>
<u>Minimum Individual Side yard</u>	<u>5 feet</u>
<u>Minimum Rear yard</u>	<u>15 feet</u>
<u>Maximum Height</u>	<u>25 feet</u>

⁴ This is a re-structuring of the November proposals that would allow for smaller single-family and duplex lots. The November draft proposed a separate “small house/lot” housing type. Ultimately, in this draft, the current standards would remain, but if the small lot option is used, additional standards and trade-offs would apply.

3. Maximum Size of Primary Structure

The maximum size of the primary structure, which includes conditioned and unconditioned space, shall be 1,200 square feet, with a maximum building footprint of 800 square feet.

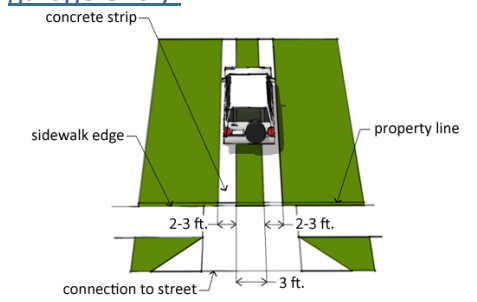
4. Additional Requirements

(a) Driveway Design

(1) Driveways shall be shared with a recorded shared access agreement for any pair of lots.

(2) Driveways shall be designed as a “ribbon” (a.k.a. “strip”) driveway as follows:

- i. Each strip shall be two to three feet wide with a three-foot separation.
- ii. The strips can terminate at the sidewalk or driveway apron, and to a parking pad at side or rear of the structure, to accommodate side-by-side parking or a garage entry.



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(b) Trees

In addition to the required street tree, and in lieu of infill landscaping requirements in Sec. 6.8, if applicable, at least one canopy and one understory tree shall be planted or preserved on the lot.

(1) For tree preservation, the root protection zone shall be maintained per paragraph 8.3.2, Protection of Existing Vegetation. Protection of invasive or other species precluded for planting pursuant to the *Durham Landscape Manual* shall not qualify.

(2) For tree planting, the *Durham Landscape Manual* shall be used to determine appropriate species and planting area.

(c) Downspouts

In the Urban Tier, downspouts shall direct stormwater run-off over pervious area and not piped to right-of-way.

(d) Alley Access⁵

Where a lot abuts an improved and maintained alley, all vehicular access shall be taken from the alley.

5. Designation on Plat

Utilization of the Small Lot Option shall be recorded on a plat at the time of approval, specifying the housing type and associated limitations.

⁵ This is consistent with infill and flag lot requirements, and requirements of certain housing types.

6. Existing Single-family Detached and Duplex Residential Structures on Small Lots

An existing single-family detached or duplex structure on a lot of record prior to the effective date of these standards can be improved pursuant to the applicable general standards for the single-family detached or duplex housing type. Such improvements may still be considered improvements or additions to a nonconforming structure pursuant to Sec. 14.4, Nonconforming Improvements and Structures.

7.1.3 Zero Lot Line House

B. Development Standards

A zero lot line house shall be permitted in accordance with the table below. A zero lot line house shall also be permitted in the RR District in a conservation subdivision in accordance with the standards of paragraph 6.2.1A, Dimensional Standards.

Zero Lot Line House Standards	RS-10	RS-8	RS-M	RU-5, RU-5(2)	RU-M	RC
Conventional Subdivision						
Lot Dimensions (min. square feet)						
Lot Area (w/o averaging)	10,000	8,000	5,000	5,000	3,500	5,000
Lot Area (with averaging) ¹	8,500	6,800	4,250	4,250	2,975	4,250
Lot Width (feet)	75	60	35	45	35	35
Yards (min. feet) ²						
Street Yard (adjoining collector or greater street)	25	25	25	20	15 ³	10 ³
Street Yard (adjoining local street)	25	25	20	20	15 ³	10 ³
Street Yard (with rear vehicular or alley access)	5	5	5	5	5	5
Side Yard (single)	0	0	0	0	0	0
Side Yard (total)	20	18	12	12	12	12
Rear Yard	25	25	25	25	25	25
Cluster Subdivision						
Lot Dimensions (min.)						
Note: “*” denotes (Suburban Tier/Urban Tier)						
Lot Area (square feet)	5,000	4,000	—	3,500	—	—
Lot Width (feet)	40	40	—	40	—	—
Yards (min. feet)						
Street Yard	20	20	—	15 ³	—	—
Street Yard (with rear vehicular or alley access)	5	5	—	5	—	—
Side Yard (single)	0	0	—	0	—	—
Side Yard (single)	12	12	—	10	—	—
Rear Yard	25	25	---	25	---	---

¹ Lot area with averaging may only be used if the requirements of paragraph 6.3.3C, Lot Averaging, paragraph 6.4.3C, Lot Averaging, paragraph 6.5.3B, Lot Averaging, as appropriate are met.

2 Yard modifications may be required pursuant to a neighborhood protection overlay, or through application of infill regulations (Sec. 6.8, Infill Development in Residential Districts).

~~3 Shall be 20 feet with front loaded vehicular access or driveways.~~

C. Access

Where ~~a developed~~ an improved and maintained alley is provided, all vehicular access shall be taken from the alley.

D. Designation on Plat

The subdivision shall be designated as a zero lot line subdivision on the plat at the time of approval.

E. Easement

Easement agreements shall be recorded to allow maintenance and access for that side of the dwelling adjacent to the property line.

F. Privacy

~~1. On the property line that the structure is built to, a privacy fence or wall at least six feet high is required between lots, to the rear of the structure.~~

~~2. If the side wall of the house is located on or within three feet of the property line, windows or other openings that allow for visibility into the side yard of the adjacent lot shall not be allowed. Windows that do not allow visibility into the side yard of the adjacent lot, such as a clerestory window or a translucent window, shall be allowed.~~

G. Small Lot Option⁶

Paragraph 7.1.2C, Small Lot Option, can apply. The following shall also apply:

1. If a lot in a new zero lot line subdivision is adjacent to the side of an existing, developed residential lot that is not zero lot line, then:

a. The new lot shall not be zero lot line; or

b. The required side yard shall be adjacent to the existing lot.

2. The minimum side yard shall be nine feet.

7.1.4 Traditional House⁷

A. Description

A traditional house is a single-family detached house that is set closer to the street than a conventional single family detached house and shall only have vehicular access from the rear. It has yards on each side of the building.

B. Development Standards

A traditional house shall be permitted in accordance with the table below. A traditional house shall also be permitted in the RR District in a conservation subdivision in accordance with the standards of paragraph 6.2.1A, Dimensional Standards.

⁶ The additional requirements for zero lot line are added to take into consideration the placement of a zero lot line house next to an existing residence.

⁷ The addition of the RS districts is a relocation of existing standards from the Single-family Detached housing type.

Traditional House Standards	RS-20	RS-10	RS-8	RS-M	RU-5, RU-5(2)	RU-M	RC
Conventional Subdivision							
Lot Dimensions (min. square feet)							
Lot Area (w/o averaging)	20,000	10,000	8,000	5,000	5,000	3,500	5,000
Lot Area (with averaging) ¹	17,000	8,500	6,800	4,250	4,250	2,975	4,250
Lot Width (feet)	100	75	60	35	45	35	35
Yards (min. feet)²							
Street Yard	5	5	5	5	5	5	5
Side Yard (single)	12	10	9	6	6	6	6
Side Yard (total) (no side yard total in Urban tier)	30	24	22	15	15---	15---	15---
Rear Yard	25	25	25	25	25	25	25
Cluster Subdivision							
Lot Dimensions (min.)							
Lot Area (square feet)	10,000	5,000	4,000	—	3,500	—	—
Lot Width (feet)	75	40	40	—	35	—	—
Yards (min. feet)							
Street Yard	5	5	5	—	5	—	—
Side Yard (single)	9	6	6	—	5	—	—
Side Yard (total) (no side yard total in Urban tier)	22	13	12	—	12---	—	—
Rear Yard	25	25	25	—	25	—	—

C. Access

Where ~~a developed~~ [an improved and maintained](#) alley is provided, all vehicular access shall be taken from the alley.

[D. Small Lot Option](#)

[Paragraph 7.1.2C, Small Lot Option, can apply.](#)

~~7.1.5~~ [Patio House](#)⁸**~~A. Description~~**

~~The patio house is a single family detached house similar to a zero lot line house that is placed on a small lot.~~

~~B. Development Standards~~

~~A patio house shall be permitted in accordance with the table below.~~

Patio House Standards	Suburban	Urban and Compact Neighborhood
Site Area (min. square feet)		

⁸ This housing type is readapted as the Small Lot Density Bonus option without the requirement of a patio.

Patio House Standards	Suburban	Urban and Compact Neighborhood
Per Group	25,000	25,000
Per Dwelling Unit	3,000	3,000
Lot Dimensions (min.)		
Lot Area (feet)		2,000
Lot Width (feet)	35	35
Yards (min. feet)		
Street Yard	25 ^{1,2}	12 ¹
Street Yard with Front Vehicular Access (from ROW)	25 ^{1,3}	20 ¹
Street Yard with Rear Vehicular Access (from alley)	5	5
Rear Yard	25	25
Building Separation	10	10
Patio (min.)		
Area (square feet)	1,000	1,000
Width (feet)	20	20

~~1 Yard modifications can be required pursuant to a neighborhood protection overlay, or through application of infill regulations (Sec. 6.8, Infill Development in Residential Districts).~~

~~2 Yards can be reduced to as little as 12 feet if the structures are located interior to a project and do not front on a street classified as a collector or greater.~~

~~3 Front vehicular access can be reduced to as little as 20 feet if the structures are located interior to a project and do not front on a street classified as a collector or greater.~~

~~C. Access~~

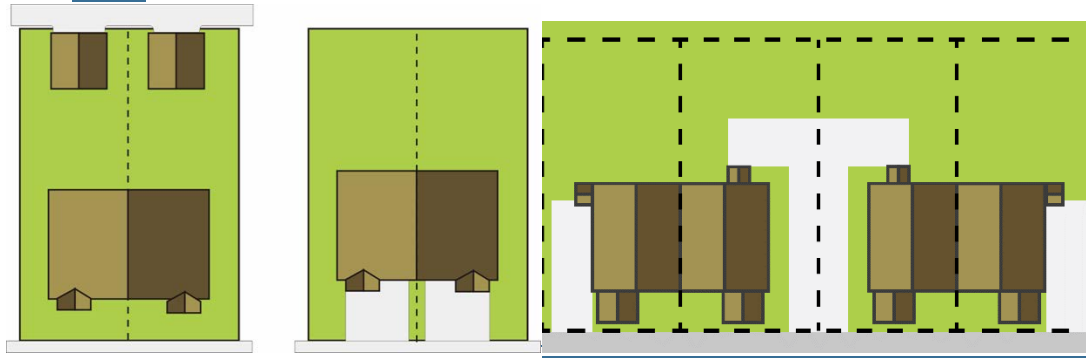
~~— Where a developed alley is provided, all vehicular access shall be taken from the alley.~~

~~D. Privacy~~

~~— 1. On the property line that the structure is built to, a privacy fence or wall at least six feet high shall be required between lots, to the rear of the structure.~~

~~— 2. If the side wall of the house is located on or within three feet of the property line, windows or other openings that allow for visibility into the side yard of the adjacent lot shall not be allowed. Windows that do not allow visibility into the side yard of the adjacent lot, such as a clerestory window or a translucent window, shall be allowed.~~

7.1.67.1.5 Semi-Attached House⁹



A. Description

A semi-attached~~An attached~~ house is a single-family house with a shared common wall along one of the lot lines that separates the two lots.

B. Development Standards

A semi-attached~~An attached~~ house shall be permitted in accordance with the table below. An attached house shall also be permitted in the RR District in a conservation subdivision in accordance with the standards of paragraph 6.2.1A, Dimensional Standards.

Semi-Attached House Standards	Suburban	Urban and Compact Neighborhood
Site Area (min. square feet)		
Per Building	7,000	7,000
Per Dwelling Unit	3,000	3,000
Lot Dimensions (min.)		
Lot Width (feet)	35	35
Yards (min. feet)		
Street Yard	25 ^{1,2}	15 ¹
Street Yard with Front Vehicular Access (from ROW)	25 ^{1,3}	20 ¹
Street Yard with Rear Vehicular Access (from alley)	5	5
Side Yard (on unattached side)	8	8
Rear Yard	25	25

⁹ The proposed changes are consistent with the changes proposed for duplexes. The difference between this housing type and a duplex is that each unit is on an individual lot, where the entire duplex (2 units) is on one lot.

Attachment B4: Housing Types

<u>Attached House Standards</u>	<u>RS-20</u>	<u>RS-10</u>	<u>RS-8</u>	<u>RS-M</u>	<u>RU-5, RU-5(2)</u>	<u>RU-M</u>	<u>RC</u>
Conventional Subdivision							
Lot Dimensions (min. square feet) Note: “*” denotes (Suburban Tier/Urban Tier) “Per Pair” denotes that the minimum number required applies to the pair of units. For example in RU-M, the lot area means the sum of the two lots necessary for the pair of units must be at least 3,500 square feet.							
Lot Area per Pair (w/o averaging.)	<u>---/20,000</u>	<u>---/10,000*</u>	<u>---/8,000*</u>	<u>5,000</u>	<u>5,000</u>	<u>3,500</u>	<u>3500</u>
Lot Area Per Pair (with averaging) ¹	<u>---/17,000</u>	<u>---/8,500*</u>	<u>---/6,800*</u>	<u>4,250</u>	<u>4,250</u>	<u>2,975</u>	<u>2,975</u>
Lot Width per pair (feet)	<u>---/100</u>	<u>---/75*</u>	<u>---/60*</u>	<u>35</u>	<u>45</u>	<u>35</u>	<u>35</u>
Yards (min. feet) ²							
Street Yard (adjoining collector or greater street)	<u>35</u>	<u>25</u>	<u>25</u>	<u>25</u>	<u>20</u>	<u>15</u>	<u>10</u>
Street Yard (adjoining local street)	<u>35</u>	<u>25</u>	<u>25</u>	<u>20</u>	<u>20</u>	<u>15</u>	<u>10</u>
Side Yard (unattached side)	<u>12</u>	<u>10</u>	<u>9</u>	<u>6</u>	<u>6</u>	<u>6</u>	<u>6</u>
Rear Yard	<u>25</u>	<u>25</u>	<u>25</u>	<u>25</u>	<u>25</u>	<u>25</u>	<u>25</u>
Cluster Subdivision							
Lot Dimensions (min.)							
Lot Area per pair (square feet)	<u>10,000</u>	<u>5,000</u>	<u>4,000</u>	<u>=</u>	<u>3,500</u>	<u>=</u>	<u>=</u>
Lot Width per pair (feet)	<u>75</u>	<u>40</u>	<u>40</u>	<u>=</u>	<u>40</u>	<u>=</u>	<u>=</u>
Yards (min. feet)							
Street Yard	<u>25</u>	<u>20</u>	<u>20</u>	<u>=</u>	<u>15</u>	<u>=</u>	<u>=</u>
Side Yard (unattached side)	<u>9</u>	<u>6</u>	<u>5</u>	<u>=</u>	<u>5</u>	<u>=</u>	<u>=</u>
Rear Yard	<u>25</u>	<u>25</u>	<u>25</u>	<u>=</u>	<u>25</u>	<u>=</u>	<u>=</u>

1 Lot area with averaging may only be used if the requirements of paragraph 6.3.3C, Lot Averaging, paragraph 6.4.3C, Lot Averaging, paragraph 6.5.3B, Lot Averaging, as appropriate are met.

2 Yard modifications may be required pursuant to a neighborhood protection overlay, or through application of infill regulations (Sec. 6.8, Infill Development in Residential Districts).

C. Access

Where an improved and maintained developed alley is provided, all vehicular access shall be taken from the alley.

D. Designation on Plat

The housing type shall be identified on the plat at the time of approval.

E. Driveways

Driveways shall be shared with a recorded shared access agreement between two pairs of lots using this housing type.

7.1.77.1.6 Duplex¹⁰**A. Description**

A ~~An attached~~ duplex is a two-family dwelling in a single structure on a single lot. Individual units can be located on separate floors or ~~side-by-side~~ on the same level. A detached duplex allows for two dwelling units on one lot, but the dwelling units are not required to be attached.

B. Development Standards

A duplex shall be permitted in accordance with the table below. A duplex shall also be permitted in the RR District in a conservation subdivision in accordance with the standards of paragraph 6.2.1A, Dimensional Standards.

Duplex Standards	Suburban	Urban and Compact Neighborhood
Site Area (min. square feet)		
Per Dwelling Unit	3,750	3,500
Lot Dimensions (min.)		
Lot Width (feet)	60	50
Yards (min. feet)		
Street Yard	25 ^{1,2}	15 ¹
Street Yard with Front Vehicular Access (from ROW)	25 ^{1,3}	20 ¹
Street Yard with Rear Vehicular Access (from alley)	5	5
Side Yard	8	8
Rear Yard	25	25

¹⁰ The proposed changes to duplex standards are made to be consistent with single-family detached lots.

Attachment B4: Housing Types

Duplex Standards	RS-20	RS-10	RS-8	RS-M	RU-5, RU-5(2)	RU-M	RC
Conventional Subdivision							
Lot Dimensions (min. square feet)							
Note: "*" denotes (Suburban Tier/Urban Tier)							
Lot Area (w/o averaging.)	---/20,000	---/10,000*	---/8,000*	5,000	5,000	3,500	3500
Lot Area (with averaging) ¹	---/17,000	---/8,500*	---/6,800*	4,250	4,250	2,975	2,975
Lot Width (feet)	---/100	---/75*	---/60*	35	45	35	35
Yards (min. feet)²							
Street Yard (adjoining collector or greater street)	35	25	25	25	20	15	10
Street Yard (adjoining local street)	35	25	25	20	20	15	10
Side Yard (single)	12	10	9	6	6	6	6
Side Yard (total) (no side yard total in Urban tier) ¹¹	30	24	22	15	---	---	---
Rear Yard	25	25	25	25	25	25	25
Cluster Subdivision							
Lot Dimensions (min.)							
Lot Area (square feet)	10,000	5,000	4,000	=	3,500	=	=
Lot Width (feet)	75	40	40	=	40	=	=
Yards (min. feet)							
Street Yard	25	20	20	=	15	=	=
Side Yard (single)	9	6	5	=	5	=	=
Side Yard (total) (no side yard total in Urban tier)	22	13	12	=	---	=	=
Rear Yard	25	25	25	=	25	=	=

¹¹ Deleting combined side yard requirements, particularly within the Urban tier and RU districts in general, reduces instances that create nonconforming structures.

1 Lot area with averaging may only be used if the requirements of paragraph 6.3.3C, Lot Averaging, paragraph 6.4.3C, Lot Averaging, paragraph 6.5.3B, Lot Averaging, as appropriate are met.

2 Yard modifications may be required pursuant to a neighborhood protection overlay, or through application of infill regulations (Sec. 6.8, Infill Development in Residential Districts).

C. Access

Where ~~a developed~~ an improved and maintained alley is provided, all vehicular access shall be taken from the alley.

D. Small Lot Option

Paragraph 7.1.2C, Small Lot Option, can apply.

E. Driveways

Only one driveway shall be allowed, and shall be perpendicular to the right-of-way.

7.1.87.1.7 Townhouse¹²

A. Description

A townhouse is a building made up of three or more attached dwelling units (except where otherwise allowed), where each unit is on an individual lot and the units are lined up in a row and share side walls.

B. Development Standards

1. A townhouse shall be permitted in accordance with the table below.

Townhouse Standards	Suburban	Urban and Compact Neighborhood
Yards (min. feet)		
Street Yard	25 ^{1,2}	12 ¹
Street Yard with Front Vehicular Access (from ROW)	25 ^{1,3}	20 ¹
Street Yard with Rear Vehicular Access (from alley)	5	5
Rear Yard ⁴	20	20
Distance between Building and Shared Parking (minimum feet)	12	12 ¹
Building Separation (minimum feet)	10	10

¹Yard modifications can be required pursuant to a neighborhood protection overlay, or through application of infill regulations (Sec. 6.8, Infill Development in Residential Districts).

²Yards can be reduced to as little as 12 feet if the structures are located interior to a project and do not front on a street classified as a collector or greater.

³Front vehicular access can be reduced to as little as 20 feet if the structures are located interior to a project and do not front on a street classified as a collector or greater.

⁴The rear yard shall be measured from the property line forming the boundary of the development site.

2. In order to provide visual diversity, no more than four contiguous townhouse units shall be allowed with the same setback and the same façade treatment. Variations in setback shall be at least three feet. Townhouses in a Historic District and Landmarks Overlay may be exempted from this requirement with the approval of the Historic Preservation Commission.

¹² Proposed changes are limited and focused to address differences from the from the Urban and Suburban tiers.

3. ~~A maximum of 25% of building configurations for a townhouse development can consist of two-unit configurations. The remaining configurations shall consist of at least three units.~~

Building configurations shall consist of at least three units except as follows:

- a. In the Urban Tier, a maximum of 50% of the buildings can consist of two units.
b. In the Suburban Tier, a maximum of 25% of the buildings can consist of two units.

C. Access

Where ~~a developed~~ an improved and maintained alley is provided, all vehicular access shall be taken from the alley.

Commentary: It is recommended that preliminary site design also considers emergency access and rescue requirements of the building code for townhouses.

D. Privacy

Townhouses shall have a front, side, or rear privacy yard having a minimum area of 100 square feet on each lot.

E. ~~Residential Protection~~Location of Common Recreation Facilities¹³

Common recreation areas, such as a clubhouse, swimming pool, and/or tennis, volleyball, or basketball courts, shall be oriented internally or along major roadways, and away from residential development on neighboring properties. All such facilities shall be visible from and have substantial access to a street.

~~7.1.97.1.8~~ Multiplex¹⁴

A. Description

A multiplex is three or four individual units consolidated into a single structure using common walls on a single lot. Individual units can be located on separate floors or ~~side-by-side~~ on the same level. Parking is often shared in a single consolidated area, even when garages and carports are used.

¹³ Technical correction to be consistent with the same sections for multiplexes and apartments.

¹⁴ Proposed changes are limited and focused to address differences from the from the Urban and Suburban tiers.

B. Development Standards

A multiplex shall be permitted in accordance with the table below.

Multiplex Standards	Suburban	Urban and Compact Neighborhood
Lot Dimensions (min.)		
Lot Width (feet)	70	70 <u>50</u>
Yards (min. feet)		
Street Yard	25 ^{1,2}	5 ¹
Street Yard with Front Vehicular Access (from ROW)	25 ^{1,3}	5 ¹
Street Yard with Rear Vehicular Access (from alley)	5	5
Rear Yard	10	10
Distance between Building and Parking Lot (min. feet)	12	12 <u>0</u>
Building Separation (min. feet)	10	10

1Yard modifications can be required pursuant to a neighborhood protection overlay, or through application of infill regulations (Sec. 6.8, Infill Development in Residential Districts).

2Yards can be reduced to as little as 12 feet if the structures are located interior to a project and do not front on a street classified as a collector or greater.

3Front vehicular access can be reduced to as little as 20 feet if the structures are located interior to a project and do not front on a street classified as a collector or greater.

C. Access

Where ~~a~~ an improved and maintained ~~developed~~ alley is provided, all vehicular access shall be taken from the alley.

D. Location of Common Recreation Facilities

Common recreation areas, such as a clubhouse, swimming pool, and/or tennis, volleyball, or basketball courts, shall be oriented internally or along major roadways, and away from residential development on neighboring properties. All such facilities shall be visible from and have substantial access to a street.

7.1.107.1.9 Apartment¹⁵**A. Description**

An apartment is a multifamily housing type on a single tract or parcel of land containing three or more units. Apartments can vary in height; the individual units can be located on separate floors or side-by-side. Parking is often shared in a consolidated area, even when garages and carports are used.

B. Development Standards

Apartments shall be permitted in accordance with the table below.

Apartment Standards	Suburban	Urban and Compact Neighborhood
Lot Dimensions		
Lot Width (min. feet)	75	75
Yards (min. feet)		
Street Yard ¹	25	5
Street Yard with Rear Vehicular Access (from alley)	5	5
Side Yard	8	8
Rear Yard	25	20
Distance between Building and Parking Lot (min. feet)	12	10
Building Separation (min. feet)	10	10

¹Yard modifications may be required pursuant to a neighborhood protection overlay, or through application of infill regulations (Sec. 6.8, Infill Development in Residential Districts).

C. Location of Common Recreation Facilities

Common recreation areas, such as a clubhouse, swimming pool, and/or tennis, volleyball, or basketball courts, shall be oriented internally or along major roadways, and away from residential development on neighboring properties. All such facilities shall be visible from and have substantial access to a street.

¹⁵ Proposed changes are limited and focused to address differences from the from the Urban and Suburban tiers.