

1. Residential

a. Low-Rise

PRINCIPLE: Low-rise residential development shall be included as a viable strategy for infill housing in established residential and transition zones.

Background & Intent

This covers single family detached houses, semi-detached houses (duplexes), rowhouses and townhouses, and multifamily buildings. This category generally ranges from 1-1/2 story buildings to 5-story buildings, up to 50', and is typically built in Type V construction. The following guidelines are meant to serve as a brief introduction to the recommended parameters for this category.

Guidelines

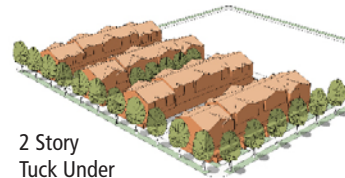
1. Site planning

- A. Location: As allowed by Height Limits Plan, p.2-37
- B. Build-to Lines, Setbacks: 5'-15'. Should be consistent with adjacent buildings. 0' setback in D2 and D3, and along R Street
- C. Lot Coverage (above parking): 60% max.
- D. Private Open Space: Either option listed below:
 - i. Private Open Space: 75 sf per DU in D1; otherwise 36 sf per DU
 - ii. Common Open Space: 75 sf per DU in D1; otherwise 48 sf per DU
- E. Public Open Space: Coordinate with City Parks Department for Requirements
- F. Landscaping: Required in front setback. Paved front yards are not permitted.
- G. Trash storage area must be on site.
- H. Parking access: Alley preferred or side street.

2. Massing & Building Configuration

- A. Height Limits, to plate line: Generally 35' for single family houses, 55' for all other low-rise development.
- B. Massing and bulk controls: Massing should generally be similar in scale to existing adjacent buildings. See also Chapter 4, Section D2.

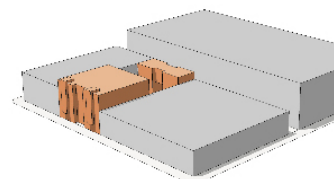
Low-Rise Residential Massing Diagrams



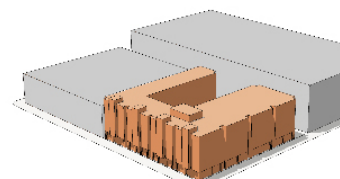
2 Story
Tuck Under
Town Houses
24-27 DU/AC



3 Story
Tuck Under
Town Houses
30-35 DU/AC



4 Story Resid. Over
1 Story Mixed-Use
Stacked Lofts
60-75 DU/AC



4 Story Resid. Over
1 Story Mixed-Use
Stacked flats
75-90 DU/AC



Low-rise residential building types can be used to achieve urban-level densities, less expensive construction costs associated with Type V building, and massing that is compatible with single-family neighborhoods and historic districts.