

11-4A-6: D-SFMR Single-Family Medium Density Residential District

BUILDING PLACEMENT	
SETBACKS	
Minimum Street Setback	20' ¹
Minimum Interior Side Setback	6'
Minimum Rear Setback	25'
LOT SIZE	
Minimum Lot Area	8,400 sq. ft.
Minimum Lot Width	60'
LOT COVERAGE	
Maximum Lot Coverage for Lot Size between 0 and 19,999 sq. ft.	40%
Maximum Lot Coverage for Lot Sizes over 20,000 sq. ft.	30%

BONUS: The maximum lot coverage for a single-family dwelling may be increased by 5% if the dwelling provides a side loaded attached garage, rear loaded attached garage, tandem attached garage, or detached garage located in the rear yard. In order to qualify for the side/rear/tandem garage bonus, the garage shall not project in front (toward the street) of the portion of the first floor livable floor area located adjacent to the street yard. In order to qualify for the detached garage bonus, the garage may not be less than 10 feet from the dwelling on lots 20,000 square feet or larger and not less than 5 feet from the dwelling on lots less than 20,000 square feet. No more than 1 bonus may be applied to a lot.

¹ Exceptions: New single-family dwellings or additions to existing single-family dwellings on interior lots within the D-SFMR District shall be no closer to the front lot line than the average front setback of the adjacent dwellings on either side of the subject lot on the same block and on the same side of the street as the subject lot. In no case, however, shall the required setback be less than 20 feet nor greater than 40 feet. Where an adjacent lot is vacant, the minimum district setback of 20 feet shall be used to calculate the average setback for a vacant lot.

The street setbacks for new single-family dwellings or additions to single-family dwellings on corner lots within D-SFMR District shall be as follows: The street setback from a front lot line shall be the same as the street setback from the front lot line of the adjacent dwelling, but in no case shall be setback be less than 20 feet nor greater than 40 feet. Any street setback that is not to a front lot line shall be 20 feet.

OFF-STREET PARKING PLACEMENT
GARAGE STANDARDS
Any garage that does not qualify for a lot coverage bonus shall have no more than one (1) two-car garage door or two (2) one-car garage doors facing a front lot line.
DRIVEWAY STANDARDS
Driveways shall not be located closer than 5 feet from an adjoining property line. No driveway shall be wider than 24 feet at the lot line.
FLOOR AREA
The maximum floor area of a residential use shall be as set forth in section 11-5-6 "Maximum Floor Area Table". Refer to the definition of maximum floor area for residential uses in the D-SFMR District in section 11-2-2 to obtain method for calculating floor area.
BONUS: The maximum floor area may be increased by 250 square feet on lots between 0 and 9,999 square feet in size or by 300 square feet on lots 10,000 square feet or larger if the dwelling provides a side loaded attached garage, rear loaded attached garage or tandem attached garage.
The maximum floor area may be increased by 400 square feet on lots between 0 and 9,999 square feet in size or by 500 square feet on lots 10,000 square feet or larger if the dwelling provides a detached garage in the rear yard.
PERMITTED USES
Refer to section 11-4A-4, Table of Permitted and Special Uses
NONRESIDENTIAL USES
Shall comply with the regulations established herein, except that the maximum building height shall be 35 feet, the maximum lot coverage shall be 40 percent, and there shall be no maximum floor area ratio.
ACCESSORY USES
Accessory uses and buildings shall meet the requirements of sections 11-3-3 and 11-3-5 of this title.

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BUILDING HEIGHT	
MAXIMUM HEIGHT FOR LOT WIDTHS OF:	
50' or less	32'
Between 51' and 80'	34'
Between 81' and 120'	35' ²
More than 120'	36' ³

Exceptions:

²The maximum building height of a single-family dwelling may be increased 1 foot for every 2 feet of increase in both side yard setbacks (or in both a side yard setback and a street yard setback on corner lots) above the required setback to a maximum of 37 feet.

³The maximum building height of a single-family dwelling may be increased 1 foot for every 3 feet of increase in both side yard setbacks (or in both a side yard setback and a street yard setback on corner lots) above the required setback to a maximum of 38 feet.

ARCHITECTURAL STANDARDS	
Porch	May encroach into the required street setback area up to a maximum of 8 feet.
Stoop	May encroach into the required street setback area up to a maximum of 5 feet.
Stairs	May encroach into the required setback but may not be less than 1 foot from lot line or more than 4 feet above the established grade. Such encroachment shall be necessary for access to a structure or from a public right-of-way.

D-SFMR Single Family Medium Density Residential District Illustration:

