

## 11-4A-8: D-MHR Mixed High Density Residential District

BUILDING PLACEMENT	
SETBACKS	
Minimum Street Setback	20' <sup>1</sup>
Minimum Interior Side Setback	6'
Minimum Interior Side Setback (abuts single family residential use)	12'
Minimum Rear Setback	20'
LOT SIZE	
Minimum Lot Area	6,500 sq. ft. 3,250 sq. ft. per dwelling unit
Minimum Lot Width	50'
LOT COVERAGE	
Maximum Lot Coverage	65%

Exceptions:

<sup>1</sup>The minimum street setback may be reduced to 10 feet for attached dwellings which provide a rear loaded garage.

<sup>2</sup>Building height may be increased up to 40 feet for attached dwellings which provide rear loaded attached garages.

BUILDING HEIGHT	
Maximum Height	35' <sup>2</sup>

ARCHITECTURAL STANDARDS	
Porch	May encroach into the required street setback area up to a maximum of 8 feet. In no case shall the porch be located closer than 10 feet to the street yard property line.
Stoop	May encroach into the required street setback area up to a maximum of 5 feet. In no case shall the stoop be located closer than 10 feet to the street yard property line.
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.

OFF-STREET PARKING PLACEMENT	
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.

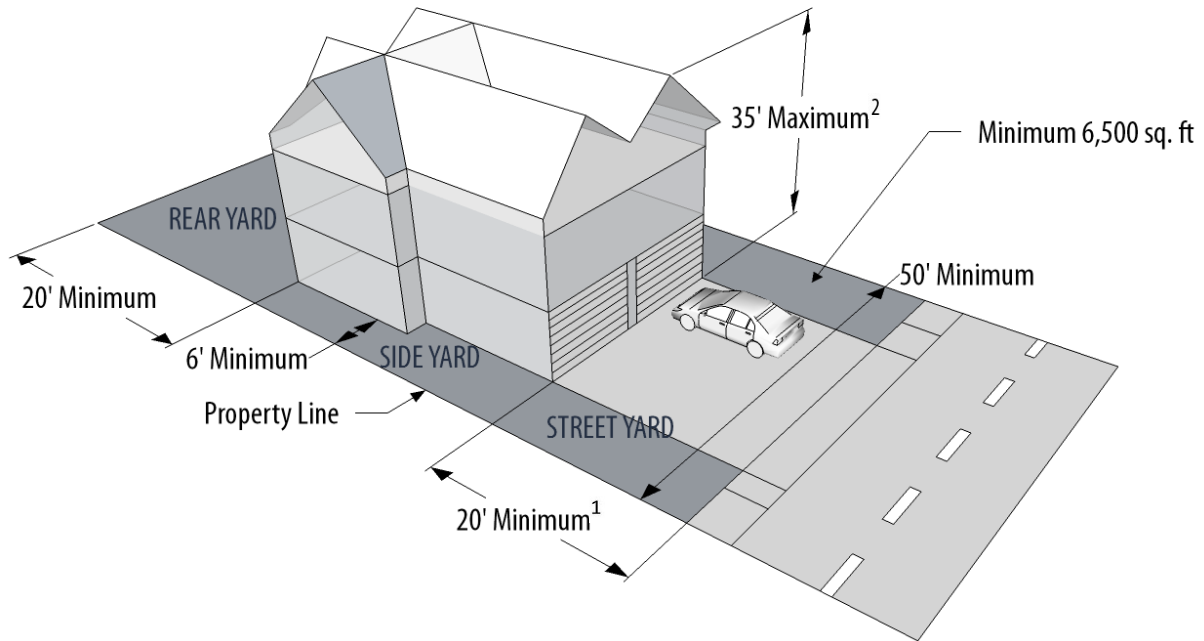
PERMITTED USES	
Refer to section 11-4A-4, Table of Permitted and Special Uses	

NONRESIDENTIAL USES	
Shall comply with the regulations established herein.	

ACCESSORY USES	
Accessory uses and buildings shall meet the requirements of sections 11-3-3 and 11-3-5 of this title.	

## **11-4A-8: D-MHR Mixed High Density Residential District (Continued)**

**D-MHR Mixed High Density Residential District Illustration: *Front Load Garage Example***



**D-MHR Mixed High Density Residential District Illustration: *Rear Load Garage Example***

