

Attachment A – Multi-Family in BB1 District

SECTION 6.06 ZONING DISTRICT DEVELOPMENT STANDARDS

(H)(B)(2) Multi-Family

- a** The minimum required building footprint for each dwelling erected in this district shall contain a minimum of 750 square feet which shall be exclusive of carports, garages, pump houses, unattached utility rooms, porches, steps, walks and other additions of such character.
- b** Minimum Required Front Setback as measured from the street right-of-way: 25 feet.
- c** Minimum Required Rear Yard: 5 feet.
- d** Minimum Required Side Yard: 5 feet, except that any side yard abutting a street shall be at least 12 feet from the lot line.
- e** Maximum Height for any Structure: 35 feet.
- f** Minimum Distance Between Buildings in a Multi-Family Project: 10 feet.
- g** ~~RESERVED (Am. Ord. 06/02/14) Maximum Density: 21.7 units per acre. For all multi-family buildings that contain dwelling units which result in a density above this density standard that were existing as of XX-XX-XXXX (Council Adoption), the nonconforming standards of Section 8.03 (Nonconforming Buildings Containing A Non-Conforming Use) shall not apply and a building may be rebuilt with the same number of units that existed on XX-XX-XXX (Council adoption). The building may be rebuilt on the same footprint of the previous building.~~

In no case shall the existing building or parcel upon which the building stands be developed, subdivided, re-subdivided, or redeveloped whereby the result would be more density per acre than what was existing.

In the event the use of the building moves to another land use classification (in whole or in part) as identified in Section 6.04, then this provision shall no longer apply and the entire building shall conform to all provisions of Article 8, Nonconformities.
- h** Where through lots occur, the required front yard setback shall be provided on both streets.