

SMALL LOT MODEL STANDARDS

To meaningfully address housing affordability and to provide homeowners more freedom and flexibility, we propose that mayors, city councils, city staff, planning commissions and other stakeholders work together to pass an ordinance that incorporates the following site development standards:

YOUR SEAL/LOGO HERE

R-6, SMALL LOT SINGLE FAMILY RESIDENTIAL ZONING DISTRICT ZONING DESCRIPTION SHEET

According to Section _____ of the Zoning Ordinance, the purpose and intent of the R-6 Zoning District is as follows:

“The R-6, Small Lot Single-Family Residential District is intended to provide for areas of dwellings, structures, and uses compatible with a residential district consisting of minimum lot sizes of 1/8 acre or greater.”

Site Development Standards

<u>Minimum Lot (Parcel) Size</u>	<u>Minimum Lot Width</u>	<u>Dwelling Units per Acre</u>	<u>Minimum Setbacks (Dwellings)</u>
1/8 Acre (0.125) 5,445 sq. ft.	30'	8	Front & Street Side Yard = 10 ft. Interior Side Yard = 3 ft. Rear Yard = 3 ft.

Maximum Lot Coverage
The total area (footprint) of all structures on a lot.

60%

Minimum Street Frontage

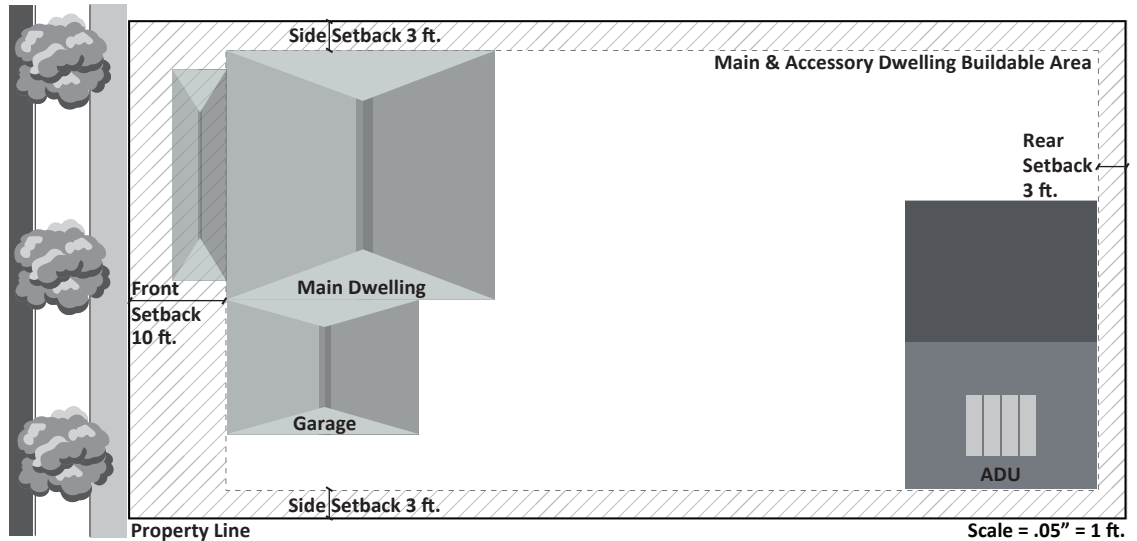
10 ft. (with exceptions)²

Maximum Height

35 ft.

Distance Between Buildings

5 ft.



To see complete site development and other requirements for this zoning district, see section _____ of the zoning code.

Parking Requirements

Without a parking reduction agreement,¹ a minimum of two (2) off-street parking spaces for the Main Dwelling Unit and one (1) for any Accessory Dwelling Units must exist for the property. Sufficient parking must also be provided for any vehicle used by those dwelling at the property. Sufficient parking may include on-street parking that immediately abuts the lot, but must not include any on-street parking spaces of neighboring lots.

Footnote¹ – See Section _____ for more information about parking reduction agreements.

Footnote² – See Section _____ for more information about potential exceptions to frontage requirements.