

§ 595-105. Design Standards

D. Residential Lowrise

(1) Maximum dwelling units per acre: 16 **with a minimum dwelling unit size of 650 square feet.**

§ 595-169. Residential uses.

A. Single-family and two-family dwellings.

- (1) In the Downtown District, single-family detached dwellings shall be located outside of the Street Corridor Enhancement Overlay.
- (2) In the INS Districts, minimum lot size is 1,500 square feet per dwelling unit with a minimum lot width of 50 feet, unless otherwise specified.
- (3) All parking areas shall be screened from adjoining land uses.
- (4) The principal building shall comply with the required yards, height, and impervious surface of the designated zoning district and block class.
- (5) **Minimum dwelling unit size: 650 square feet.**

B. Multi-Family dwellings.

- (1) Minimum lot size: 1,250 square feet per dwelling unit with a minimum lot width of 50 feet **and a minimum dwelling unit size of 650 square feet.**
- (2) The principal building shall comply with the required yards, height and impervious surface of the designated zoning district and block class.
- (3) Off-street parking shall be provided in accordance with § 595-179, Minimum spaces required.
- (4) All parking areas shall be screened from adjoining land uses.

C. Residential lowrise.

- (1) Minimum lot size. 1,250 square feet per dwelling unit with a minimum lot width of 50 feet **and a minimum dwelling unit size of 650 square feet.**
- (2) Maximum impervious surface: 50% in the INS District or 80% in the DD.
- (3) Maximum dwelling units per acre: 20.
- (4) Maximum building length: 150 feet.
- (5) The principal building(s) shall comply with the required yards and height of the designated zoning district and block class.
- (6) No part of any building shall be nearer than 12 feet to any other building or groups of attached buildings, and no portion of the front or rear of any building or groups of attached buildings shall be nearer than 50 feet to the front and rear of another building or groups of attached buildings.
- (7) Off-street parking shall be provided in accordance with § 595-179, Minimum spaces required.
- (8) All parking areas shall be screened from adjoining land uses.

D. Residential midrise.

- (1) Within the CH, SS, and WW Districts: shall only be located within the SC Overlay District.
- (2) Minimum lot size: 1,000 square feet per dwelling unit with a minimum lot width of 50 feet **and a minimum dwelling unit size of 650 square feet.**
- (3) Maximum impervious surface: 50%.
- (4) Maximum dwelling units per acre: 20.
- (5) Maximum height: 50 feet.
- (6) The principal building(s) shall comply with the required yards of the designated zoning district and block class.
- (7) No part of any building shall be nearer than 12 feet to any other building or groups of attached buildings, and no portion of the front or rear of any buildings or groups of attached buildings shall be nearer than 50 feet to the front and rear of another building or groups of attached buildings.
- (8) Off-street parking shall be provided in accordance with § 595-179, Minimum spaces required.
- (9) All parking areas shall be screened from adjoining land uses.

E. Mixed residential/business.

- (1) The following regulations shall apply within the CH, SS and WW Districts:
 - (a) Within the, business activity shall be limited to hardware, general merchandise, food establishments, public eating and drinking places, specialty retail establishments, personal services, repair services, and professional services.
 - (b) Within the CH, SS and WW Districts, each nonresidential use shall have a maximum floor area of 4,000 square feet.
 - (c) Within the CH, SS and WW Districts, the use shall be located on a corner lot or a lot immediately adjacent to a corner lot.
- (2) The following regulations shall apply to all Districts:
 - (a) The principal building or buildings shall comply with the dimensional criteria of the designated zoning district and block class.
 - (b) No nonresidential use shall be located on a floor above any residential use.
 - (c) Parking shall be calculated for each use in accordance with Article XXXII, Off-Street and On-Street Parking.
- (3) **Minimum residential dwelling unit size: 650 square feet.**