

33.612 Lots in Multi-Dwelling and IR Zones

612

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33.612.010 Purpose

This chapter contains the density and lot dimension standards for approval of a Preliminary Plan for a land division in the multi-dwelling and IR zones. These standards ensure that lots are consistent with the desired character of each zone. This chapter works in conjunction with other chapters of this Title to ensure that land divisions create lots that can support appropriate development and uses in accordance with the planned intensity of the zone.

33.612.020 Where These Standards Apply

The standards of this chapter apply to land divisions in the multi-dwelling and IR zones.

33.612.100 Density

- A. Single-dwelling or duplex development.** When single-dwelling or duplex development is proposed for some or all of the site, the applicant must show how the proposed lots can meet minimum density and not exceed the maximum density stated in Chapter 33.120 or in Chapter 33.150. Site area devoted to streets is subtracted from the total site area in order to calculate minimum and maximum density. However, the area used for common greens and shared courts is not subtracted from the total site area to calculate maximum density.
- B. All other development.** When development other than single-dwelling or duplex is proposed, minimum and maximum density must be met at the time of development.

33.612.200 Lot Dimension Standards

- A. Purpose.** These standards ensure that:
 - Each lot has enough room for development that meets all the requirements of the zoning code;
 - Lots are an appropriate size and shape so that development on each lot can be oriented toward the street as much as possible.
 - The multi-dwelling zones can be developed to full potential; and
 - Housing goals for the City are met.
- B. Lot dimensions.** Minimum lot dimensions are stated in Table 612-1.
 1. Minimum lot dimensions for lots that will be developed with residential structures are stated in Table 612-1.
 2. Nonconforming uses. Minimum lot dimensions for lots with nonconforming uses are the same as those for detached houses.

Table 612-1 Minimum Lot Dimensions							
	R3	R2	R1	RH	RX	RMP	IR (1)
Lots to be developed with:							
Multi-Dwelling Structures or Development:							
Minimum Lot Area	6,000 sq. ft.	4,000 sq. ft.	10,000 sq. ft.	10,000 sq. ft.	None	10,000 sq. ft.	10,000 sq. ft.
Minimum Lot Width	50 ft.	33 ft.	70 ft.	70 ft.	None	70 ft.	70 ft.
Minimum Lot Depth	70 ft.	70 ft.	70 ft.	100 ft.	None	100 ft.	100 ft.
Minimum Front Lot Line	50 ft.	30 ft.	70 ft.	70 ft.	10 ft.	70 ft.	70 ft.
Attached Houses							
Minimum Lot Area	1,600 sq. ft.	1,600 sq. ft.	None	None	None	NA	None
Minimum Lot Width	15 ft.	15 ft.	15 ft.	None	None	NA	None
Minimum Lot Depth	None	None	None	None	None	NA	None
Minimum Front Lot Line	15 ft.	15 ft.	15 ft.	10 ft.	10 ft.	NA	10 ft.
Detached Houses							
Minimum Lot Area	1,600 sq. ft.	1,600 sq. ft.	None	None	None	NA	None
Minimum Lot Width	25 ft.	25 ft.	25 ft.	None	None	NA	None
Minimum Lot Depth	None	None	None	None	None	NA	None
Minimum Front Lot Line	25 ft.	25 ft.	25 ft.	10 ft.	10 ft.	NA	10 ft.
Duplexes							
Minimum Lot Area	4,000 sq. ft.	2,000 sq. ft.	None	None	None	NA	2,000 sq. ft.
Minimum Lot Width	50 ft.	33 ft.	None	None	None	NA	None
Minimum Lot Depth	50 ft.	50 ft.	None	None	None	NA	None
Minimum Front Lot Line	50 ft.	30 ft.	10 ft.	10 ft.	10 ft.	NA	30 ft.

Notes:

[1] This regulation may be superseded by an Impact Mitigation Plan.

(Added by: Ord. Nos. 175965 and 176333, effective 7/1/02. Amended by: Ord. No. 177701, effective 8/30/03; Ord. No. 178172, effective 3/5/04; Ord. No. 179845, effective 1/20/06; Ord. No. 182429, effective 1/16/09; Ord. No. 183598, effective 4/24/10; Ord. No. 188177, effective 5/24/18; Ord. No. 188958, effective 5/24/18; Ord. No. __, effective 8/22/18.)