

“R-3H” Multifamily High Density District and “River’s Edge Apartments” Planned Development District Development Standards Comparison Table

* = Development Standard that is more restrictive than the R-3H District

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Development Standard	R-3H District	“River’s Edge Apartments” PD
Permitted Uses	<u>Residential:</u> <ul style="list-style-type: none"> • Accessory building/structure • Bed and breakfast inn • Boardinghouse/lodging house • Community home • Dormitory • Family home adult care • Family home child care • Hospice • Multifamily apartments/condominiums • Rental or occupancy for less than 1 month • Residential use in buildings with the following non-residential uses: <u>Non Residential Uses:</u> <ul style="list-style-type: none"> • Adult day care (no overnight) • Art dealer/gallery • Barns and farm equipment storage (related to agricultural uses) • Cemetery and/or mausoleum • Church/place of religious assembly • Community building (associated with residential uses) • Contractors temporary on-site construction office • Electrical substation • Farms, general (crops) • Farms, general (livestock/ranch) • Golf course, public or private • Governmental building or use with no outside storage • Museum • Nursing/convalescent home/sanitarium • Park and/or playground (public or private) 	<p>*</p> <ul style="list-style-type: none"> • Accessory building/structures • Community home • Multifamily (apartments/condominiums) • Park and/or playground (public or private) • Public or private recreation/services building for public park/playground areas • Recreation buildings (prate or public) • Water storage (surface, underground or overhead), water wells and pumping stations that are part of a public or municipal system <p>This PD does not allow for mixed use development. All non-residential buildings must serve a use as it directly relates to the multifamily housing (i.e. clubhouse, maintenance buildings(s) and garages)</p>

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	<ul style="list-style-type: none"> • Public recreation/services building for public park/playground areas • Recreation buildings (public) • Retirement home/home for the aged (public) • School, K-12 (public or private) • Telephone exchange buildings (office only) • University or college (public or private) • Water storage (surface, underground or overhead), water wells and pumping stations that are part of a public or municipal system 	
Maximum Density	24 units per acre	*20 units per acre
Minimum Lot Area	20,000 square feet	20,000 square feet *plus an additional 2,250 square feet of lot area for each unit over ten
Minimum Lot Width	Interior lot = 60 feet Corner lot = 72 feet	Interior lot = 60 feet Corner lot = 72 feet
Minimum Lot Depth	100 feet	100 feet
Minimum Front Building Setback	25 feet	25 feet
Minimum Rear Building Setback	25 feet	25 feet
Minimum Side Building Setback	20 feet. Corner lots shall have 15-foot side building setback adjacent the street where rear lot line abuts rear lot line of adjacent lot; 25-foot side building setback adjacent the street where rear lot line abuts side lot line of adjacent lot	*25 feet. Corner lots shall have 15-foot side building setback adjacent the street where rear lot line abuts rear lot line of adjacent lot; 25-foot side building setback adjacent the street where rear lot line abuts side lot line of adjacent lot
Minimum Distance Between Structures	Minimum of 10 feet between structures side by side; minimum of 20 feet between structures side by front or rear; minimum of 40 feet between structures front to front; minimum of 20 feet between structures backing rear to rear, and a minimum of 20 feet between structures front to rear	*Minimum of 20 feet between structures side by side; *minimum of 30 feet between structures side by front or rear; minimum of 40 feet between structures front to front; minimum of 20 feet between structures backing rear to rear, and a *minimum of 30 feet between structures front to rear

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Minimum Garage Setback	20 feet where driveway is located in front of garage attached to a public right-of-way	20 feet where driveway is located in front of garage attached to a public right-of-way
Minimum Residential Setback	Minimum 20-foot setback from an adjacent property line zoned or used for 1 or 2-family use plus 1 foot for each foot of building height over 20 feet	**Minimum average setback of 20-feet from an adjacent property line zoned or used for 1 or 2 family use plus 1 foot for each foot of building height over 20 feet. A building’s height for this requirement is to be measured from grade to eve. A building’s average setback is to be determined by averaging the distance a building’s closest and furthest corners on the side of the building facing the property line. *Where a multifamily dwelling abuts a 1 or 2 family use or zoning district, no multifamily building will be within 60 feet of a 1 or 2 family residential structure certified for occupancy ★
Maximum Height	45 feet or 60 feet when a pitched roof is used (minimum 4:12)	45 feet or *50 feet when a pitched roof is used (minimum 4:12 pitch)
Maximum Building Coverage	N/A	*30% of the total lot or tract
Maximum Lot Coverage	The combined area of all yards shall be at least 50% of the total lot or tract; provided however, in the event enclosed or covered parking is provided, the minimum total yard area requirement shall be 40% of the total lot or tract	*The maximum impervious cover for the development shall be 65% of the total lot or tract ★ ★
Minimum Parking Requirement	1-bedroom unit = 1.5 spaces 2-bedroom unit = 2 spaces Each additional bedroom =1/2 space	1-bedroom unit = 1.5 spaces 2-bedroom unit = 2 spaces Each additional bedroom =1/2 space



Though the proposed development standard for the residential setback states a required minimum average setback of 20 feet from the nearest property line zoned or used for 1 or 2 family use, there will be a minimum 25-foot setback from the residentially zoned and used property to the north as the minimum side setback requirement in the proposed development standards is 25 feet. However, the development standard proposes building height to be measured from grade to eave, whereas, the Zoning Ordinance measures building height from the average elevation of surrounding grade to the highest point of the structure, which is generally the peak of the roof. The provision also requires a minimum 60-foot setback between any multifamily building and any adjacent 1 or 2 family residential

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structure, which is unique to the proposed development standards as the R-3H residential setback requirement does not require a specific setback between multifamily buildings and adjacent 1 or 2 family residential structures.



Though maximum lot coverage is proposed to be addressed through a different method with the development standards, it is more restrictive than the maximum lot coverage allowed in the R-3H District. The development standards utilize a combination of both a maximum building coverage of 30% and a maximum impervious coverage of 65%. This will give the ability to limit both building coverage to (30%) and impervious cover (65%) whereas the R-3H District only requires a minimum open yard area of 50%, or, 40% if covered parking is provided. Open yard area does include parking lots and any other areas that are not occupied by buildings. In addition, R-3H does not have a maximum impervious cover restriction, allowing as much of the lot or parcel to be developed with asphalt, concrete or other improvements that are not buildings.