

Comparing Zoning Districts for Form District 5 Boundary Study

District	Minimum Lot Size	Height		Required Setbacks			Density	Lot Coverage	Permitted Uses				
		Minimum	Maximum	Front	Side	Rear			Commercial	Mixed Use	Multi Family Residential	Duplex	Single Family
Residential Medium (RM) <i>Intended for medium density residential development in the form of single-family detached dwellings and attached multi-family apartments</i>	N/A	N/A	35 ft	Min/Max: Avg of 2 adj. lots on both sides +/- 5ft	Min 10% lot width, or avg of 2 adj. lots on both sides Max 20 ft	Min 25% lot depth, no less than 20 ft Max 75 ft	20 Units/Acre	40% Impervious	 Very limited supporting commercial as CU	 Very limited supporting commercial as CU			
Residential High (RH) <i>Intended for high density, attached multi-family residential development with high lot coverage, large buildings, buildings close to each other, and parking behind or underneath structures.</i>	N/A	N/A	35 ft	Min/Max: Avg of 2 adjacent lots on both sides +/- 5ft	Min 10% lot width, or avg of 2 adj. lots on both sides Max 20 ft	Min 25% lot depth, no less than 20 ft Max 75 ft	40 Units/Acre	80% Impervious	 Limited supporting commercial as CU	 Limited supporting commercial as CU			 Only existing buildings originally constructed as a such
RH Density Bonus Overlay-Conditional Use <i>Applies only to RH zoned properties that are not currently residential, to provide an incentive for the conversion to residential to eliminate non-conforming uses and increase the supply of housing near downtown.</i>	1/2 acre or more	N/A	68 ft b/w Union to Church; 55 ft b/w Church to Pine				92 Units/Acre	80% Impervious		 Limited supporting commercial			
Form District 5 <i>Enhance a vibrant urban center with a variety of high density building types that provide a variety of commercial and service uses, as well as a wide variety of urban housing choices. Extends walkable nature of the adjacent downtown, and is a transition between the larger and smaller scale buildings in adjacent districts.</i>	Block size 1,000 ft max	3 Stories	Specific Height Limits Apply Throughout (range 35 ft to 105 ft)	0 ft min 6 ft max (Not less than 12' from curb)	0 ft min 12 ft max	3 ft min 10ft when abutting a residential zone	Floors 1-5-100% FAR of lot max Floors 6-8-80% FAR of lot max	10% Pervious Area Required			 Min 7 Units in Large MF Min 3 Units in Small MF		 Only existing buildings originally constructed as a such