### R-10, R-12, R-21 and R-29 Residential Districts

The purpose of the R-10, R-12, R-21 and R-29districts is to make available a variety of *dwelling unit* types to serve a wide range of household needs at medium- and high-*density* levels.

**Dimensional Standards**

**Max density** R-10=10; R-12=12, R-21=21 & R-29=29 If there are 10 or more dwelling units per acre a development plan or special use permit approval is required (14-7.2(F))

The maximum gross density in districts that permit residential use is 0.4 dwelling units per acre if neither public sewer nor water is provided, and one dwelling unit per acre if either public sewer or water is provided.

**Calculating Density:**

Total units allowed for the individual parcel = Number units allowed per code (i.e. R21=21) \* Acres for the property. I.E. R-21 with 0.19 acres is 21\*0.19=3.99 units.

Per: 14-7.2(B)(6) if the result is other than a whole number, the number shall be rounded down to the nearest whole number except as set forth in Subsections 14-7.2(B)(7) or (8). This is the allowable number of dwelling units for the site. This means for our example the allowed units would be 3.

**Minimum lot**: Area: Single family: 3,000 square feet (may be reduced to 2,000 square feet if common open space is provided.) Multiple-family: as required to comply with gross density factor.

It is intended that the *common open space* required in single-*family* subdivisions where the *lot* size has been reduced from that of a conventional subdivision be a compensation to occupants for reduced *lot* size. It is further intended that *common open space* be usable and be provided for occupants outside of the *lot* but within the subdivision.

Where the *lot* size is between two thousand (2,000) and four thousand (4,000) square feet, *common open space* is required in an amount such that the sum of the square footage of the *lots* in the *development* plus the sum of the square footage for *common open space*, all divided by the number of single-*family* *lots*, equals no less than four thousand (4,000) square feet.

**Max height**: R-21 & R-29: 24’ (36’ with development plan or special use permit approval (14-7.2(E)).

R-10 & R-12: 24’

Within 10 feet of a property line, no point on a structure shall be higher than 14 feet above finished grade at the closest point on the perimeter of the structure. Within 15 feet of a property line, no point on a structure shall be higher than 24 feet above finished grade at the closest point of the perimeter.

**Setbacks**: Generally established by a development plan approved by the Planning Commission, otherwise: Street 7’ (20’ for garage or carport); side 5’ or 10’\*; rear 15’ or 20% of the average depth dimension of lot, whichever is less

A garage or carport with a vehicle entrance facing the street must be set back 20 feet from the street property line (refer to illustration 14-7.1-3)

(\*Within 10 feet of a property line, no point on a structure shall be higher than 14 feet above finished grade at the closest point on the perimeter of the structure. Within 15 feet of a property line, no point on a structure shall be higher than 24 feet above finished grade at the closes point of the perimeter.)

**Max lot cover**: Multiple-family of 6 or more units: 40%

 Single-family, two-family or multiple-family of less than 6 units: 40% (55% if private open space is provided 14-7.5(c)(1). Increase in maximum lot coverage if private open space is provided.

**Private Open Space**

The intent of private open space is to ensure easily available access to the outdoors in medium- to high-density developments, and to provide for a sufficient sense of privacy.

Requirements are as follows:

1. the maximum lot coverage may be increased in accordance with Table 14-7.2-1 if open space for each dwelling unit is provided as follows:
	1. for lots in R-1, R-2, R-3, R-4, R-5, R-6, R-7, R-7I, R-8, R-9, RC-5 and RC-8 districts, an amount not less than fifty percent of the total gross floor area of that dwelling unit; and
	2. for lots in R-10, R-12, R-21 and R-29 districts, an amount not less than thirty percent of the total gross floor area of that dwelling unit.
	3. The open space provided to meet the requirements of Subsections (1)(a) and (1)(b) above may be counted toward meeting the open space requirement in Table 14-7.2-1 for multi-family dwelling units.
2. balconies, roof decks or roofed areas such as porches or portals may be included as all or part of the required private open space;
3. private open space does not include stormwater ponding areas;
4. the minimum dimension for required private open space located on the ground shall not be less than twelve (12) feet, and not less than four (4) feet and forty (40) square feet for balconies, roof decks or other private openspace that is not located on the ground;
5. finished grade for required private open space shall have a slope no greater than one (1) vertical foot in ten (10) horizontal feet; and
6. accessory dwelling units shall also be required to meet the private open space criteria in this Subsection 14-7.5(C); provided, however, that private open space for the accessory dwelling unit does not have to be physically separated from the private open space for the principal dwelling unit, and up to fifty percent of the private open space required for the accessory dwelling unit may be the same private open space provided for the dwelling unit; and
7. there are no planting requirements for private open space.
8. Private open space must be adjacent to and directly accessible from the unit for which it is provided.

**Minimum Qualifying Open Space**

Detached single family dwellings or multiple family dwellings: 250 square feet of common and / or private open space per unit.