



REQUEST: Amend Unified Land Development Regulations (ULDR) Section 47-35.1, Definitions and Section 47-5.10, List of Permitted and Conditional Uses, RS-4.4 Residential Single Family/ Low Density District and Section 47-5.11, List of Permitted and Conditional Uses, RS-8 And RS-8A Residential Single Family/Low Medium Density District and Section 47-5.12, List of Permitted and Conditional Uses, RD-15 Residential Single Family/Duplex/Low Medium Density District and Section 47-5.13, List of Permitted and Conditional Uses, RDs-15 Residential Single Family Medium Density District and Section 47-5.14, List of Permitted and Conditional Uses, RC-15 Residential Single Family/Cluster Dwellings/Low Medium Density District and Section 47-5.15, List Of Permitted and Conditional Uses, RCs-15 Residential Single Family/Medium Density District and 47-5.16, List of Permitted and Conditional Uses, RM-15 Residential Low Rise Multifamily/Medium Density District and Section 47-5.17, List of Permitted And Conditional Uses, RMs-15 Residential Low Rise Multifamily/Medium Density District And Section 47-5.18, List of Permitted And Conditional Uses, RML-25 Residential Low Rise Multifamily/Medium High Density District and Section 47-5.19, List of Permitted and Conditional Uses, Rmm-25 Residential Mid Rise Multifamily/Medium High Density District And Section 47-5.20, List of Permitted and Conditional Uses, RMH-25 Residential High Rise Multifamily/Medium High Density District and Section 47-5.21, List of Permitted and Conditional Uses, RMH-60 Residential High Rise Multifamily/High Density District and Section 47-5.22, List of Permitted and Conditional Uses, MHP Mobile Home Park District and Section 47-5.32, Table of Dimensional Requirements For the RD-15 And RDs-15 Districts and Section 47-5.33, Table of Dimensional Requirements for the RC-15 And RCs-15 Districts and Section 47-5.34, Table Of Dimensional Requirements for The RM-15 and RMs-15 Districts and Section 47-5.35, Table of Dimensional Requirements for the RML-25 District and Section 47-5.36, Table of Dimensional Requirements for the RMM-25 District and Section 47-5.37, Table Of Dimensional Requirements for the RMH-25 District and Section 47-5.38, Table of Dimensional Requirements for the RMH-60 District.

This amendment proposes to clarify the types of uses allowed in residential zoning districts by changing and adding definitions for various categories of residential uses.

Case Number	T17007
Applicant	City of Fort Lauderdale
ULDR Sections	<p>Section 47-35.1, Definitions</p> <p>Section 47-5.10, List of Permitted and Conditional Uses, Rs-4.4 Residential Single Family/ Low Density District</p> <p>Section 47-5.11, List of Permitted and Conditional Uses, RS-8 and RS-8A Residential Single Family/Low Medium Density District</p> <p>Section 47-5.12, List of Permitted and Conditional Uses, RD-15 Residential Single Family/Duplex/Low Medium Density District</p> <p>Section 47-5.13, List of Permitted and Conditional Uses, RDs-15 Residential Single Family Medium Density District</p> <p>Section 47-5.14, List Of Permitted and Conditional Uses, RC-15 Residential Single Family/Cluster Dwellings/Low Medium Density District</p> <p>Section 47-5.15, List of Permitted and Conditional Uses, RCs-15 Residential Single Family/Medium Density District</p> <p>Section 47-5.16, List of Permitted and Conditional Uses, RM-15 Residential Low Rise Multifamily/Medium Density District</p> <p>Section 47-5.17, List of Permitted and Conditional Uses, RMs-15 Residential Low Rise Multifamily/Medium Density District</p> <p>Section 47-5.18, List of Permitted and Conditional Uses, RML-25 Residential Low Rise Multifamily/Medium High Density District</p> <p>Section 47-5.19, List of Permitted and Conditional Uses, RMM-25 Residential Mid Rise Multifamily/Medium High Density District</p>

	Section 47-5.20, List of Permitted and Conditional Uses, RMH-25 Residential High Rise Multifamily/Medium High Density District Section 47-5.21, List of Permitted and Conditional Uses, RMH-60 Residential High Rise Multifamily/High Density District Section 47-5.22, List of Permitted and Conditional Uses, MHP Mobile Home Park District Section 47-5.32, Table of Dimensional Requirements for the RD-15 and RDs-15 Districts Section 47-5.33, Table of Dimensional Requirements For The RC-15 And Rcs-15 Districts Section 47-5.34, Table of Dimensional Requirements for the RM-15 and Rms-15 Districts Section 47-5.35, Table of Dimensional Requirements for the RML-25 District Section 47-5.36, Table of Dimensional Requirements for the RMM-25 District Section 47-5.37, Table of Dimensional Requirements for the RMH-25 District Section 47-5.38, Table of Dimensional Requirements for the RMH-60 District
Notification Requirements	10-day legal ad
Action Required	Recommend approval or denial to City Commission
Authored By	Karlanne Grant, Planner III

Handwritten notes:
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 SHOW BOARD
 OF COUNCIL
 1 JAN 2012

BACKGROUND:

In 2010, the City successfully brought code enforcement cases against residential property owners for renting residential property on a short-term basis. The City took the position that short-term rental of residential properties violated of Sec. 47-34.1.A.1, ULDR which states that no building shall be used for any other purpose other than is permitted in the district in which such building or land is located. The case was appealed to the Seventeenth Judicial Circuit Court, Broward County, Florida, resulting in the reversal of the Special Magistrate's Final Order. *Bianco v. City of Fort Lauderdale*, Case No. 10-029269 (08). The court found that short-term vacation rental is not contrary to the zoning definition of a single-family dwelling, citing that the ULDR's definition only addresses the configuration of the structure and not the nature of its use. The City's petition for writ of certiorari to the District Court of Appeal for the State of Florida, Fourth District, was denied on the merits on June 7, 2012.

Since the circuit court opinion finding that vacation rentals are not contrary to the definition of "One (1) Single Family Dwelling," staff proposes to clarify the types of uses allowed in residential zoning districts by changing the and adding definitions for various categories of residential uses. The proposed Ordinance is attached as Exhibit 1.

A summary of the proposed regulations is provided below. The following definitions will be added to the ULDR in Section 47-35.

- Dwelling: A structure or portion thereof that is used exclusively as a residence.
- Residence: The use of a structure or portion thereof exclusively for human habitation for a period of more than thirty (30) consecutive days.
- Residential use: The use of land predominantly for housing for a period of more than 30 consecutive days.

Since the definitions for types of uses allowed in residential zoning districts are being changed or added for various categories of residential uses, additional amendments to the following ULDR Sections as indicated in the following permitted use tables and tables of dimensional requirements:

- Section 47-5.10, List Of Permitted And Conditional Uses, Rs-4.4 Residential Single Family/ Low Density District Section 47-5.11, List Of Permitted and Conditional Uses, RS-8 And RS-8A Residential Single Family/Low Medium Density District
- Section 47-5.12, List of Permitted and Conditional Uses, RD-15 Residential Single Family/Duplex/Low Medium Density District
- Section 47-5.13, List Of Permitted and Conditional Uses, RDs-15 Residential Single Family Medium Density District Section 47-5.14, List Of Permitted and Conditional Uses, RC-15 Residential Single Family/Cluster Dwellings/Low-Medium-Density District
- Section 47-5.15, List Of Permitted and Conditional Uses, RCs-15 Residential Single Family/Medium Density District
- Section 47-5.16, List Of Permitted and Conditional Uses, RM-15 Residential Low Rise Multifamily/Medium Density District
- Section 47-5.17, List Of Permitted and Conditional Uses, RMs-15 Residential Low Rise Multifamily/Medium Density District
- Section 47-5.18, List of Permitted and Conditional Uses, RML-25 Residential Low Rise Multifamily/Medium High Density District
- Section 47-5.19, List of Permitted and Conditional Uses, RMM-25 Residential Mid Rise Multifamily/Medium High Density District
- Section 47-5.20, List Of Permitted and Conditional Uses, RMH-25 Residential High Rise Multifamily/Medium High Density District
- Section 47-5.21, List Of Permitted and Conditional Uses, RMH-60 Residential High Rise Multifamily/High Density District
- Section 47-5.22, List of Permitted and Conditional Uses, MHP Mobile Home Park District
- Section 47-5.32, Table of Dimensional Requirements for the RD-15 and RDs-15 Districts
- Section 47-5.33, Table of Dimensional Requirements For The RC-15 And Rcs-15 Districts
- Section 47-5.34, Table of Dimensional Requirements for the RM-15 and Rms-15 Districts
- Section 47-5.35, Table Of Dimensional Requirements for the RML-25 District
- Section 47-5.36, Table Of Dimensional Requirements for the RMM-25 District
- Section 47-5.37, Table of Dimensional Requirements for the RMH-25 District
- Section 47-5.38, Table of Dimensional Requirements for the RMH-60 District.

Comprehensive Plan Consistency:

The proposed amendments are consistent with the City's Comprehensive Plan. Specific Goals, Objectives and Policies are addressed as follows:

ELEMENT:	Future Land Use Element
GOAL:	Goal 1
OBJECTIVE:	Objective 1.20: Protection of Residential Neighborhoods
POLICY:	Policy 1.20.7: The ULDR shall protect whenever possible existing and planned residential areas, including single family neighborhoods, from disruptive land uses and nuisances.

This ULDR amendment is part of the *Press Play Fort Lauderdale Strategic Plan 2018* initiative, included in the *Neighborhood Enhancement* Cylinder of Excellence, specifically advancing:

Goal 6:	Be an inclusive community made up of distinct, complementary, and diverse neighborhoods.
Objective 1:	Evolve and update the land development code to balance neighborhood quality, character, and livability through sustainable development.

PLANNING & ZONING BOARD REVIEW OPTIONS:

The Planning and Zoning Board, in its capacity as the Local Planning Agency, shall determine whether the proposed amendments are consistent with the City of Fort Lauderdale's

Comprehensive Plan and whether the Planning and Zoning Board recommends approval of the proposed amendments to the City Commission.

EXHIBITS:

1. Proposed Ordinance
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Unified Land Development Code Amendments

Proposed Changes to Definitions

Amendments:

Dwelling: A structure or portion thereof that is used exclusively for ~~human habitation~~ as a residence.

Dwelling unit: A space, area or portion of a building designed for and to be occupied by one family as a ~~dwelling~~ residence, with cooking facilities for the exclusive use of such family.

Mobile home (trailer): A vehicle or conveyance that is not self-propelled, permanently equipped to travel upon the public highways, that is used either temporarily or permanently as a ~~residence or living quarters~~ dwelling unit.

Multifamily use: ~~Apartments, condominiums and coach home.~~ The residential use of a multifamily dwelling consisting of apartments, condominiums and coach homes.

Multifamily dwelling: A building containing multiple dwelling units and occupied or intended to be occupied by more than two (2) families, living separately and with separate kitchens or facilities for cooking on the premises. This term shall not include hotels, motels or bed and breakfast dwellings, townhouse or cluster dwellings.

Residence: A ~~"residence"~~ is a building occupied or intended to be occupied by one (1) or more families living separately. The use of a structure or portion thereof exclusively for human habitation for a period of more than thirty (30) consecutive days.

Residential use: ~~Single family, duplex and multiple family dwellings and level I and level II SSRF's, not including hotels or motels.~~ The use of land predominantly for a dwelling unit or dwelling units for a period of more than 30 consecutive days.

Additions:

Single Family Dwelling: Cluster: A one (1) family dwelling unit attached to another one (1) family dwelling unit by a common vertical wall, and where each unit is located on a separate plot. See Section 47-18.9 – Cluster Development.

Single Family Dwelling: Rowhouse: A one (1) family dwelling unit which is attached to other one (1) family dwelling units in a row with interior units sharing two (2) side walls with end units sharing only one (1) side wall. See Section 47-18.28 – Rowhouse.

Single Family Dwelling: Stacked: A one (1) family dwelling unit which dwelling units are stacked one (1) above the other and which have a minimum floor area between four hundred (400) gross square feet and seven hundred fifty (750) gross square feet. See Section 47-18.39 – Existing dwelling units structures.

Single Family Dwelling: Townhouse: A one (1) family dwelling attached to another one family dwelling unit by a common vertical wall, and where each unit is located on a separate plot. See Section 47-18.33 – Townhouse.

Single Family Dwelling: Zero-Lot-Line: A detached single family dwelling unit that has one (1) side placed on one (1) of the side lot lines in order to provide for more open space on the other side of the lot. See Section 47-18.38 – Zero-lot-line (ZLL) dwelling.

Proposed Changes to Permitted Use Sections

Sec. 47-5.10. - List of permitted and conditional uses, RS-4.4 Residential Single Family/Low Density District.

District Categories—Residential Dwellings, Public Purpose Facilities, Child Day Care Facilities, and Accessory Uses, Buildings and Structures.

A. PERMITTED USES	B. CONDITIONAL USES: See Section 47-24.3
1. Residential Dwellings <u>Uses</u>	
a. One (1) Single Family Dwelling, Standard	
2. Public Purpose Facilities	
a. Social Service Residential Facility, Level I, see Section 47-18.32	
3. Child Day Care Facilities	
a. Family Day Care Home, see Section 47-18.8	
4. Accessory Uses, Buildings and Structures	
a. See Section 47-19	
5. Urban Agriculture See Section 47-18.41	

Sec. 47-5.11 - List of permitted and conditional uses, RS-8 and RS-8A Residential Single Family/Low Medium Density District.

District Categories—Residential Dwellings, Public Purpose Facilities, Child Day Care Facilities, and Accessory Uses, Buildings and Structures.

A. PERMITTED USES	B. CONDITIONAL USES:
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		See Section 47-24.3
1.	<u>Residential Dwellings-Uses</u>	
a.	One (1) Single Family Dwelling, Standard	
2.	Public Purpose Facilities	
a.	Social Service Residential Facility, Level I, see Section 47-18.32	
3.	Child Day Care Facilities	
a.	Family Day Care Home, see Section 47-18.8	
4.	Accessory Uses, Buildings and Structures	
a.	See Section 47-19	
5.	Urban Agriculture See Section 47-18.41	

Sec. 47-5.12. - List of permitted and conditional uses, RD-15 Residential Single Family/Duplex/Low Medium Density District.

District Categories—Residential Dwellings, Public Purpose Facilities, Child Day Care Facilities, and Accessory Uses, Buildings and Structures.

A. PERMITTED USES	B. CONDITIONAL USES: See Section 47-24.3
1. Residential Dwellings <u>Uses</u>	
a. One (1) Single Family Dwelling, Standard	
b. <u>Single Family Dwelling: Cluster Dwellings</u> , see Section 47-18.9	
c. <u>Single Family Dwelling: Attached Two Family/Duplex Dwellings</u> , see Section 47-18.45	
d. <u>Single Family Dwelling: Zero-lot-line Dwellings</u> , see Section 47-18.38	
2. Public Purpose Facilities	
a. Social Service Residential Facility, Level I, see Section 47-18.32	

3. Child Day Care Facilities	
a. Family Day Care Home, see Section 47-18.8	
4. Accessory Uses, Buildings and Structures	
a. See Section 47-19	
5. Urban Agriculture See Section 47-18.41	

Sec. 47-5.13. - List of permitted and conditional uses, RDs-15 Residential Single Family/Medium Density District.

District Categories—Residential Dwellings, Public Purpose Facilities, Child Day Care Facilities, and Accessory Uses, Buildings, and Structures.

A. PERMITTED USES	CONDITIONAL B. USES: See Section 47-24.3
1. Residential Dwellings <u>Uses</u>	
a. One (1) Single Family Dwelling, Standard	
b. Existing Cluster Dwellings <u>Dwelling Unit Structures</u> , see Section 47-18.9 & 47-18.39	
c. Existing Two Family/Duplex Dwellings, see Section 47-18.39	
d. Existing Zero-lot-line Dwellings, see Section 47-18.38 & 47-18.39	
2. Public Purpose Facilities	
a. Social Service Residential Facility, Level I, see Section 47-18.32	
3. Child Day Care Facilities	
a. Family Day Care Home, see Section 47-18.8	
4. Accessory Uses, Buildings and Structures	
a. See Section 47-19	
5. Urban Agriculture See Section 47-18.41	

Sec. 47-5.14. - List of permitted and conditional uses, RC-15 Residential Single Family/Cluster Dwellings/Low Medium Density District.

District Categories—Residential Dwellings, Public Purpose Facilities, Child Day Care Facilities, and Accessory Uses, Buildings, and Structures.

A. PERMITTED USES	CONDITIONAL B. USES: See Section 47-24.3
1. Residential Dwellings <u>Uses</u>	
a. One (1) Single Family Dwelling, Standard	
b. <u>Single Family Dwelling</u> : Cluster Dwellings , see Section 47-18.9	
c. <u>Single Family Dwelling</u> : Zero-lot-line Dwellings , see Section 47-18.38	
d. <u>Single Family Dwelling: Attached</u> Two Family/Duplex Dwellings , see Section 47-18.45	
e. <u>Single Family Dwelling</u> : Townhouses, see Section 47-18.33	
f. Existing Dwelling Units <u>Unit Structures</u> , see Section 47-18.39	
2. Public Purpose Facilities	
a. Social Service Residential Facility, Level I, see Section 47-18.32	
3. Child Day Care Facilities	
a. Family Day Care Home, see Section 47-18.8	
4. Accessory Uses, Buildings and Structures	
a. See Section 47-19	
5. Urban Agriculture See Section 47-18.41	

Sec. 47-5.15. - List of permitted and conditional uses, RCs-15 Residential Single Family/Medium Density District.

District Categories—Residential Dwellings, Public Purpose Facilities, Child Day Care Facilities, and Accessory Uses, Buildings, and Structures.

A. PERMITTED USES	CONDITIONAL B. USES: See Section 47-24.3
1. Residential Dwellings <u>Uses</u>	
a. One (1) Single Family Dwelling, Standard.	
b. Existing Cluster Dwellings <u>Dwelling Unit Structures</u> , see Section 47- 18.9 & 47-18.39	
c. Existing Two Family/Duplex Dwellings , see Section 47-18.45 Section 47-18.39	
d. Existing Zero-lot-line Dwellings , see Section 47-18.38 & 47-18.39	
e. Existing Townhouses , see Section 47-18.33 & 47-18.39	
f. Existing Stacked Dwelling , see Section 47-18.39	
2. Public Purpose Facilities	
a. Social Service Residential Facility, Level I, see Section 47-18.32	
3. Child Day Care Facilities	
a. Family Day Care Home, see Section 47-18.8	
4. Accessory Uses, Buildings and Structures	
a. See Section 47-19	
5. Urban Agriculture See Section 47-18.41	

Sec. 47-5.16. - List of permitted and conditional uses, RM-15 Residential Low Rise Multifamily/Medium Density District.

District Categories—Residential Dwellings, Lodging, Mixed Use Development, Public Purpose Facilities, Child Day Care Facilities, and Accessory Uses, Buildings and Structures.

A. PERMITTED USES	B. CONDITIONAL USES: See Section 47-24.3
1. Residential Dwellings <u>Uses</u>	
a. One (1) Single Family Dwelling, Standard.	
b. <u>Single Family Dwelling: Cluster Dwellings</u> , see Section 47-18.9	
c. <u>Single Family Dwelling: Zero-lot-line Dwellings</u> , see Section 47-18.38	
d. <u>Single Family Dwelling: Attached Two Family/Duplex Dwellings</u> , see Section 47-18.45	
e. <u>Single Family Dwelling: Townhouses</u> , see Section 47-18.33	
f. <u>Multifamily Dwelling: Coach Home</u> , see Section 47-18.10	
g. Multifamily Dwelling <u>use</u>	
2. Lodging	
	a. Bed and Breakfast Dwelling, see Section 47-18.6
3. Mixed Use Development	
	a. Mixed Use Development, see Section 47-18.21
4. Public Purpose Facilities	
a. Social Service Residential Facility, Level I, see Section 47-18.32	a. House of Worship, see Section 47-18.17 b. School. c. Social Service Residential Facility, Level II, see Section 47-18.32.

5.	Child Day Care Facilities	
a.	Family Day Care Home, see Section 47-18.8	
6.	Accessory Uses, Buildings and Structures	
a.	See Section 47-19	
7.	Urban Agriculture See Section 47-18.41	

Sec. 47-5.17. - List of permitted and conditional uses, RMs-15 Residential Low Rise Multifamily/Medium Density District.

District Categories—Residential Dwellings, Lodging, Mixed Use Development, Public Purpose Facilities, Child Day Care Facilities, and Accessory Uses, Buildings and Structures.

A.	PERMITTED USES	B.	CONDITIONAL USES: See Section 47-24.3
1.	<u>Residential Dwellings-Uses</u>		
a.	One (1) Single Family Dwelling, Standard.		
b.	Existing <u>Dwelling Unit Structures Cluster</u> , see Section 47-18.9 & 47-18.39		
c.	<u>Single Family Dwelling: Zero-lot-line Dwellings</u> , see Section 47-18.38		
d.	Existing Two Family/Duplex Dwellings, see Section 47-18.45		
e.	Existing Townhouses, see Section 47- 18.33 & 47-18.39		
f.	Existing Coach Home, see Section 47- 18.10 & 47-18.39		
g.	Existing Multifamily Dwelling, see Section 47-18.39		
2.	Lodging		

		a.	Existing Bed and Breakfast Dwelling, see Section 47-18.6 & 47-18.39
3. Mixed Use Development			
		a.	Existing Mixed Use Development, see Section 47-18.21 & 47-18.39
4. Public Purpose Facilities			
a.		a.	Existing House of Worship, see Section 47-18.17 & 47-18.39
Social Service Residential Facility, Level I, see Section 47-18.32			
		b.	Existing School, see Section 47-18.39
		c.	Existing Social Service Residential Facility, Level II, see Section 47-18.32 & 47-18.39
5. Child Day Care Facilities			
a.	Family Day Care Home, see Section 47-18.8		
6. Accessory Uses, Buildings and Structures			
a. See Section 47-19			
7. Urban Agriculture See Section 47-18.41			

Sec. 47-5.18. - List of permitted and conditional uses, RML-25 Residential Low Rise Multifamily/Medium High Density District.

District Categories—Residential Dwellings, Lodging, Mixed Use Development, Public Purpose Facilities, Child Day Care Facilities, and Accessory Uses, Buildings and Structures.

A.	PERMITTED USES	B.	CONDITIONAL USES: See Section 47-24.3
1.	Residential Dwellings-Uses		
a.	One (1) Single Family Dwelling, Standard.		

b.	<u>Single Family Dwelling: Cluster Dwellings</u> , see Section 47-18.9	
c.	<u>Single Family Dwelling: Zero-lot-line Dwellings</u> , see Section 47-18.38	
d.	<u>Single Family Dwelling: Attached Two Family/Duplex Dwellings</u> , see Section 47-18.45	
e.	<u>Single Family Dwelling: Townhouses</u> , see Section 47-18.33	
f.	<u>Multifamily Dwelling: Coach Home</u> , see Section 47-18.10	
g.	<u>Multifamily Dwelling- use</u>	
2. Lodging		
		a. Bed and Breakfast Dwelling, see Section 47-18.6
		b. Hotel, see Section 47-18.16
3. Mixed Use Development		
		a. Mixed Use Development, see Section 47-18.21
4. Public Purpose Facilities		
a.	Social Service Residential Facility, Level I, see Section 47-18.32	a. House of Worship, see Section 47-18.17 b. School. c. Social Service Residential Facility, Level II, see Section 47-18.32.
5. Child Day Care Facilities		
a.	Family Day Care Home, see Section 47-18.8	
6. Accessory Uses, Buildings and Structures		

a.	See Section 47-19
7.	Urban Agriculture See Section 47-18.41

Sec. 47-5.19. - List of permitted and conditional uses, RMM-25 Residential Mid Rise Multifamily/Medium High Density District.

District Categories—Residential Dwellings, Lodging, Mixed Use Development, Public Purpose Facilities, Child Day Care Facilities, Nursing Home Facilities, and Accessory Uses, Buildings and Structures.

A. PERMITTED USES		B. CONDITIONAL USES: See Section 47-24.3
1. Residential Dwellings <u>Uses</u>		
a.	One (1) Single Family Dwelling, Standard.	
b.	<u>Single Family Dwelling:</u> Cluster Dwellings , see Section 47-18.9	
c.	<u>Single Family Dwelling:</u> Zero-lot-line Dwellings , see Section 47-18.38	
d.	<u>Single Family Dwelling:</u> Attached Two Family/Duplex Dwellings , see Section 47-18.45	
e.	<u>Single Family Dwelling:</u> Townhouses, see Section 47-18.33	
f.	<u>Multifamily Dwelling:</u> Coach Home, see Section 47-18.10	
g.	Multifamily Dwelling <u>use</u>	
2. Lodging		
		a. Bed and Breakfast Dwelling, see Section 47-18.6
		b. Hotel, see Section 47-18.16

3. Mixed Use Development	
	a. Mixed Use Development, see Section 47-18.21
4. Public Purpose Facilities	
a. Social Service Residential Facility, Level I, see Section 47-18.32	a. House of Worship, see Section 47-18.17 b. School. c. Social Service Residential Facility, Level II, III, IV, see Section 47-18.32.
5. Child Day Care Facilities	
a. Family Day Care Home, see Section 47-18.8	a. Small and Intermediate Child Day Care Facility, see Section 47-18.8
6. Nursing Home Facilities	
	a. Nursing Homes, see Section 47-18.23
7. Accessory Uses, Buildings and Structures	
a. See Section 47-19	
8. Urban Agriculture See Section 47-18.41	

Sec. 47-5.20. - List of permitted and conditional uses, RMH-25 Residential High Rise Multifamily/Medium High Density District.

District Categories—Residential Dwellings, Lodging, Mixed Use Development, Public Purpose Facilities, Child Day Care Facilities, Nursing Home Facilities, and Accessory Uses, Buildings and Structures.

A. PERMITTED USES	B. CONDITIONAL USES: See Section 47-24.3
1. Residential Dwellings <u>Uses</u>	
a. One (1) Single Family Dwelling, Standard.	

b.	<u>Single Family Dwelling: Cluster Dwellings</u> , see Section 47-18.9	
c.	<u>Single Family Dwelling: Zero-lot-line Dwellings</u> , see Section 47-18.38	
d.	<u>Single Family Dwelling: Attached Two Family/Duplex Dwellings</u> , see Section 47-18.45	
e.	<u>Single Family Dwelling: Townhouses</u> , see Section 47-18.33	
f.	<u>Multifamily Dwelling: Coach Home</u> , see Section 47-18.10	
g.	<u>Multifamily Dwelling- use</u>	
2.	Lodging	
		a. Bed and Breakfast Dwelling, see Section 47-18.6
		b. Hotel, see Section 47-18.16
3.	Mixed Use Development	
		a. Mixed Use Development, see Section 47-18.21
4.	Public Purpose Facilities	
a.	Social Service Residential Facility, Level I, see Section 47-18.32	a. House of Worship, see Section 47-18.17 b. School. c. Social Service Residential Facility, Level II, III, IV, see Section 47-18.32.
5.	Child Day Care Facilities	
a.	Family Day Care Home, see Section 47-18.8	a. Small and Intermediate Child Day Care Facility, see Section 47-18.8

6. Nursing Home Facilities	
	a. Nursing Homes, see Section 47-18.23
7. Accessory Uses, Buildings and Structures	
a. See Section 47-19	
8. Urban Agriculture See Section 47-18.41	

Sec. 47-5.21. - List of permitted and conditional uses, RMH-60 Residential High Rise Multifamily/High Density District.

District Categories—Residential Dwellings, Lodging, Mixed Use Development. Public Purpose Facilities, Child Day Care Facilities, Nursing Homes, and Accessory Uses, Buildings and Structures.

A. PERMITTED USES	B. CONDITIONAL USES: See Section 47-24.3
Any use which is greater than 150 feet in height up to a maximum height of 300 feet, is a Conditional Use Permit subject to the Requirements of Section 47-24.3, Conditional Use Permit.	
1. Residential Dwellings <u>Uses</u>	
a. One (1) Single Family Dwelling, Standard.	
b. <u>Single Family Dwelling:</u> Cluster Dwellings , see Section 47-18.9 .	
c. <u>Single Family Dwelling:</u> Zero-lot-line Dwellings , see Section 47-18.38	
d. <u>Single Family Dwelling:</u> Attached Two Family/Duplex Dwellings , see Section 47-18.45.	
e. <u>Single Family Dwelling:</u> Townhouses, see Section 47-18.33	
f. <u>Single Family Dwelling:</u> Rowhouse, see Section 47-18.28	

g.	<u>Multifamily Dwelling:</u> Coach Home, see Section 47-18.10	
h.	<u>Multifamily Dwelling:</u> <u>use</u>	
2.	Lodging	
a.	Bed and Breakfast Dwelling, see Section 47-18.6	
b.	Hotel, see Section 47-18.16	
3.	Mixed Use Development	
		a. Mixed Use Development, see Section 47-18.21
4.	Public Purpose Facilities	
a.	Social Service Residential Facility, Level I, II, III, IV, see Section 47-18.32	a. Helistop, see Section 47-18.14 b. Hospital. c. House of Worship, see Section 47-18.17 d. School. e. Social Service Residential Facility, Level V, see Section 47-18.32.
5.	Child Day Care Facilities	
a.	Family Day Care Home, Small, Intermediate and Large Child Day Care Facility, see Section 47-18.8	a. Corporate/Employee Child Day Care Facility, see Section 47-18.8
6.	Nursing Home Facilities	
		a. Nursing Homes, see Section 47-18.23
7.	Accessory Uses, Buildings and Structures	
a.	See Section 47-19	
8.	Urban Agriculture See Section 47-18.41	

Sec. 47-5.22. - List of permitted and conditional uses, MHP Mobile Home Park District.

District Categories—Residential Dwellings, and Accessory Uses, Buildings and Structures.

A. PERMITTED USES	B. CONDITIONAL USES: See Section 47-24.3
1. Residential Dwellings <u>Uses</u>	
a. Mobile Home Park, subject to Site Plan Level III Permit, in accordance with Section 47-24.2, Development Permits and Procedures.	
2. Urban Agriculture See Section 47-18.41	

Proposed Changes to Table of Dimensional Requirements

Sec. 47-5.32. - Table of dimensional requirements for the RD-15 and RDs-15 districts. (Note A)

Requirements	Single Family <u>Dwelling</u>	<u>Single Family Dwelling: Attached Duplex</u>	<u>Single Family Dwelling: Zero Lot Line</u>	<u>Single Family Dwelling: Cluster Dwelling</u>
Maximum density (du/net acre)	15	15	15	15
Minimum lot size (sq. ft.)	6,000	6,000 3,000 each du	4,000	3,000 each du
Maximum structure height (ft.)	35	35	35	35
Maximum structure length	None	None	None	None

(ft.)				
Minimum lot width (ft.)	50	50	40	See Section 47-18.9
Minimum floor area (sq. ft.)	700	700 each du	1,000	750 each du
Minimum front yard (ft.)	25	25	25	25
Minimum corner yard (ft.)	25% of lot width but not less than 10 ft. nor greater than 25 ft. 25 ft. when abutting a waterway	25% of lot width but not less than 10 ft. nor greater than 25 ft. 25 ft. when abutting a waterway	See Section 47-18.38 25 ft. when abutting a waterway	25% of lot width but not less than 10 ft. nor greater than 25 ft. 25 ft. when abutting a waterway
Minimum side yard (ft.)	5 ft. - up to 22 ft. in height Where a building exceeds 22 ft. in height that portion of the building above 22 ft. shall be set back an additional 1 ft. per foot of additional height 25 ft. when abutting a waterway	Same as for single-family requirement 25 ft. when abutting a waterway	See Section 47-18.38 25 ft. when abutting a waterway	See Section 47-18.9 25 ft. when abutting a waterway
Minimum rear yard (ft.)	15 25 ft. when abutting a waterway	15 25 ft. when abutting a waterway	15 25 ft. when abutting a waterway	See Section 47-18.9 25 ft. when abutting a waterway
Minimum	None	None	None	None

distance between buildings (ft.)				
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Note A: Dimensional requirements may be subject to additional regulations, see Section 47-23, Specific Location Requirements, and Section 47-25, Development Review Criteria.

Sec. 47-5.33. - Table of dimensional requirements for the RC-15 and RCs-15 districts. (Note A)

Requirements	Single Family Dwelling	<u>Single Family Dwelling:</u> <u>Attached Duplex</u>	<u>Single Family Dwelling:</u> Zero Lot Line	<u>Single Family Dwelling:</u> Cluster Dwelling	<u>Single Family Dwelling:</u> Townhouse Group
Maximum density (du/net acre)	15	15	15	15	15
Minimum lot size (sq. ft.)	5,000	5,000 2,500 each du	4,000	2,500 each du	7,500
Maximum structure height (ft.)	35	35	35	35	35
Maximum structure length (ft.)	None	None	None	None	200
Minimum lot width (ft.)	50	50	40	See Section 47-18.9	50
Minimum floor area (sq. ft.)	750 each du	400 each du	1,000	750 each du	750 each du
Minimum front	25	25	25	25	25

yard (ft.)					
Minimum corner yard (ft.)	<p>25% of lot width but not less than 10 ft. nor greater than 25 ft.</p> <p>20 ft. when abutting a waterway</p>	<p>25% of lot width but not less than 10 ft. nor greater than 25 ft.</p> <p>20 ft. when abutting a waterway</p>	<p>See Section 47-18.38</p> <p>20 ft. when abutting a waterway</p>	<p>25% of lot width but not less than 10 ft. nor greater than 25 ft.</p> <p>20 ft. when abutting a waterway</p>	<p>25% of lot width but not less than 10 ft. nor greater than 25 ft.</p> <p>20 ft. when abutting a waterway</p>
Minimum side yard (ft.)	<p>5 ft. - up to 22 ft. in height for one or two story buildings</p> <p>Where a building exceeds 22 ft. in height that portion of the building above 22 ft. shall be set back an additional foot per foot of additional height</p> <p>20 ft. when abutting a waterway</p>	<p>Same as single family requirement</p> <p>20 ft. when abutting a waterway</p>	<p>See Section 47-18.38</p> <p>20 ft. when abutting a waterway</p>	<p>See Section 47-18.9</p> <p>20 ft. when abutting a waterway</p>	<p>See Section 47-18.33</p> <p>20 ft. when abutting a waterway</p>
Minimum rear yard (ft.)	<p>15</p> <p>20 ft. when abutting a waterway</p>	<p>15</p> <p>20 ft. when abutting a waterway</p>	<p>15</p> <p>20 ft. when abutting a waterway</p>	<p>See Section 47-18.9</p> <p>20 ft. when abutting a waterway</p>	<p>20</p>
Minimum distance between buildings (ft.)	None	None	None	None	None

Note A: Dimensional requirements may be subject to additional regulations, see Section 47-23, Specific Location Requirements, and Section 47-25, Development Review Criteria.

Sec. 47-5.34. - Table of dimensional requirements for the RM-15 and RMs-15 districts. (Note A)

Requirements	Single Family Dwelling	<u>Single Family Dwelling:</u> <u>Attached Duplex</u>	<u>Single Family Dwelling:</u> <u>Zero Lot Line</u>	<u>Single Family Dwelling:</u> <u>Cluster Dwelling</u>	<u>Single Family Dwelling:</u> <u>Townhouse Group</u>	Multifamily Dwelling	Bed and Breakfast Dwelling	Other Uses
Maximum density (du/net acre)	15	15	15	15	15	15	30 sleeping rooms per net acre (maximum 9 sleeping rooms maximum per dwelling)	None
Minimum lot size (sq. ft.)	5,000	5,000 2,500 each du	4,000	2,500 each du	7,500	7,500	5,000	10,000
Maximum structure height (ft.)	35	35	35	35	35	35	35	35
Maximum structure length (ft.)	None	None	None	None	200	200 (Note B)	None	200 (Note B)
Minimum lot width	50	50	40	See Section 47-18.9	50	50	50	100

Minimum floor area (sq. ft.)	1,000	750 each du	1,000	750 each du	750 each du	400 each du	120 per sleeping room Historic designation = None	None
Minimum front yard (ft.)	25	25	25	25	25	25	25	25
Minimum corner yard (ft.)	25% of lot width but not less than 10 ft. nor greater than 25 ft. 20 ft. when abutting a waterway	25% of lot width but not less than 10 ft. nor greater than 25 ft. 20 ft. when abutting a waterway	See Section 47-18.38 20 ft. when abutting a waterway	25% of lot width but not less than 10 ft. nor greater than 25 ft. 20 ft. when abutting a waterway	25% of lot width but not less than 10 ft. nor greater than 25 ft. 20 ft. when abutting a waterway	25	25% of lot width but not less than 10 ft. 20 ft. when abutting a waterway	25
Minimum side yard (ft.)	5 ft. - up to 22 ft. in height for one or two story buildings Where a building exceeds 22 ft. in	Same as single family requirement 20 ft. when abutting a waterway	See Section 47-18.38 20 ft. when abutting a waterway	See Section 47-18.9 20 ft. when abutting a waterway	See Section 47-18.33 20 ft. when abutting a waterway	10 20 ft. when abutting a waterway	10 ft. - up to 22 ft. in height Where a building exceeds 22 ft. in height that portion of the building	20

	height that portion of the building above 22 ft. shall be set back an additional 1 ft. per foot of additional height.						above 22 ft. shall be set back an additional 1 ft. per foot of additional height	
	20 ft. when abutting a waterway						20 ft. when abutting a waterway	
Minimum rear yard (ft.)	15 20 ft. when abutting a waterway	15 20 ft. when abutting a waterway	15 20 ft. when abutting a waterway	See Section 47-18.9 20 ft. when abutting a waterway	20	20	20	20
Minimum distance between buildings (ft.)	None	None	None	None	None	10	None	10

Note A: Dimensional requirements may be subject to additional regulations, see Section 47-25, Development Review Criteria.

Note B: May be increased to three hundred (300) feet subject to criteria provided in Section 47-23.13.

Sec. 47-5.35. - Table of dimensional requirements for the RML-25 district. (Note A)

Requirements	Single Family Dwelling	<u>Single Family Dwelling:</u> <u>Attached Duplex</u>	<u>Single Family Dwelling:</u> <u>g: Zero Lot Line</u>	<u>Single Family Dwelling:</u> <u>g: Cluster Dwelling</u>	<u>Single Family Dwelling:</u> <u>Townhouse Group</u>	Multifamily Dwelling	Bed and Breakfast Dwelling	Hotel	Other Uses
Maximum density (du/net acre) (Density bonus— See Section 47-23.12.)	25	25	25	25	25	25	30 sleeping rooms per net acre (maximum 9 per dwelling)	30 sleeping rooms per net acre	None
Minimum lot size (sq. ft.)	5,000	5,000 2,500 each du	4,000	2,500 each du	7,500	5,000	5,000	10,000	10,000
Maximum structure height (ft.)	35	35	35	35	35	35	35	35	35
Maximum structure length (ft.)	None	None	None	None	200	200 (Note B)	None	None	None
Minimum lot width (ft.)	50	50	40	See Section 47-18.9	50	50	50	None	100

Minimum floor area (sq. ft.)	750	400 each du	1,000	750 each du	750 each du	400 each du	120 per sleeping room Historic designation = None	120 per sleeping room	None
Minimum front yard (ft.)	25	25	25	25	25	25	25	25	25
Minimum corner yard (ft.)	25% of lot width but not less than 10 ft. nor greater than 25 ft. 20 ft. when abutting a waterway	25% of lot width but not less than 10 ft. nor greater than 25 ft. 20 ft. when abutting a waterway	See Section 47-18.38 20 ft. when abutting a waterway	25% of lot width but not less than 10 ft. nor greater than 25 ft. 20 ft. when abutting a waterway	25% of lot width but not less than 10 ft. nor greater than 25 ft. 20 ft. when abutting a waterway	25	25% of lot width but not less than 10 ft. nor greater than 25 ft. 20 ft. when abutting a waterway	25	25
Minimum side yard (ft.)	5 ft. - up to 22 ft. in height Where a building exceeds	Same as for single family requirement 20 ft. when abutting a	See Section 47-18.38 20 ft. when abutting a	See Section 47-18.9 20 ft. when abutting a	See Section 47-18.33 20 ft. when abutting a	10 20 ft. when abutting a waterway	10 ft. - up to 22 ft. in height Where a building exceeds 22 ft. in	20	20

	22 ft. in height that portion of the building above 22 ft. shall be set back an additional 1 foot per foot of additional height 20 ft. when abutting a waterway	waterway	waterway	ay	y		height that portion of the building above 22 ft. shall be set back an additional 1 foot per foot of additional height 20 ft. when abutting a waterway		
Minimum rear yard (ft.)	15 20 ft. when abutting a waterway	15 20 ft. when abutting a waterway	15 20 ft. when abutting a waterway	See Section 47-18.9 20 ft. when abutting a waterway	20	20	20	20	20
Minimum distance between	None	None	None	None	None	10 ft. or 20% of tallest	None	10 ft. or 20% of tallest	10 ft. or 20% of tallest

buildings						building (whichever is greater)		building (whichever is greater)	building (whichever is greater)
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Note A: Dimensional requirements may be subject to additional regulations, see Section 47-23, Specific Location Requirements, and Section 47-25, Development Review Criteria.

Note B: May be increased to three hundred (300) feet, subject to criteria provided in Section 47-23.13.

Sec. 47-5.36. - Table of dimensional requirements for the RMM-25 district. (Note A)

Requirements	Single Family Dwelling	<u>Single Family Dwelling:</u> <u>Attached Duplex</u>	<u>Single Family Dwelling:</u> <u>Zero Lot Line</u>	<u>Single Family Dwelling:</u> <u>Cluster Dwelling</u>	<u>Single Family Dwelling:</u> <u>Townhouse Group</u>	Multifamily Dwelling	Bed and Breakfast Dwelling	Hotel	Other Uses
Maximum density (du/net acre) (Density bonus— See Section 47-23.12.)	25	25	25	25	25	25	30 sleeping rooms per net acre (9 sleeping rooms maximum per dwelling)	30 hotel sleeping rooms per net acre	None
Minimum lot size (sq. ft.)	5,000	5,000 2,500 each du	4,000	2,500 each du	7,500	5,000	5,000	10,000	10,000
Maximum structure	35	35	35	35	35	55	35	55	55

height (ft.)									
Maximum structure length (ft.)	None	None	None	None	200	200 (Note C)	None	200 (Note C)	200 (Note C)
Minimum lot width (ft.)	50	50	40	See Section 47-18.9	50	50	50	100	100
Minimum floor area (sq. ft.)	750	400 each du	1,000	750 each du	750 each du	400 each du	120 per sleeping room Historic designation = None	120 per sleeping room	None
Minimum front yard (ft.)	25	25	25	25	25	25	25	25	25
Minimum corner yard (ft.)	25% of lot width but not less than 10 ft. nor greater than 25 ft. 20 ft. when abutting a waterway	25% of lot width but not less than 10 ft. nor greater than 25 ft. 20 ft. when abutting a waterway	See Section 47-18.38 20 ft. when abutting a waterway	25% of lot width but not less than 10 ft. nor greater than 25 ft. 20 ft. when abutting a waterway	25% of lot width but not less than 10 ft. nor greater than 25 ft. 20 ft. when abutting a waterway	25	25% of lot width but not less than 10 ft. nor greater than 25 ft. 20 ft. when abutting a waterway	25	25

	ay			ay					
Minimum side yard (ft.)	<p>5 ft. - up to 22 ft. in height</p> <p>Where a building exceeds 22 ft. in height that portion of the building above 22 ft. shall be set back an additional 1 ft. per foot of additional height.</p> <p>20 ft. when abutting a waterway</p>	<p>Same as for single family requirement</p> <p>20 ft. when abutting a waterway</p>	<p>See Section 47-18.38</p> <p>20 ft. when abutting a waterway</p>	<p>See Section 47-18.9</p> <p>20 ft. when abutting a waterway</p>	<p>See Section 47-18.33</p> <p>20 ft. when abutting a waterway</p>	10	<p>10 ft. - up to 22 feet in height</p> <p>Where a building exceeds 22 ft. in height that portion of the building above 22 ft. shall be set back an additional 1 ft. per foot of additional height.</p> <p>20 ft. when abutting a waterway</p>	20	20
Minimum rear yard	<p>15</p> <p>20 ft.</p>	<p>15</p> <p>20 ft.</p>	<p>15</p> <p>20 ft.</p>	<p>See Section 47-18.9</p>	20	20	20	20	20

(ft.)	when abutting a waterway	when abutting a waterway	when abutting a waterway	20 ft. when abutting a waterway					
Minimum distance between buildings (ft.)	None	None	None	None	None	10 ft. or 20% of tallest building (whichever is greater)	None	10 ft. or 20% of tallest building (whichever is greater)	0

Note A: Dimensional requirements may be subject to additional regulations, see Section 47-23, Specific Location Requirements, and Section 47-25, Development Review Criteria.

Note B: Yard dimensions in this district are the minimum requirements. In no case shall the dimensional requirements be less than an amount equal to one-half (½) the height of the building, when this is greater than the above specified yard minimums. Modification of required yards may be permitted subject to the requirements of Modification of Yards, Section 47-23.11.

Note C: May be increased to three hundred (300) feet subject to criteria provided in Section 47-23.13.

Sec. 47-5.37. - Table of dimensional requirements for the RMH-25 district. (Note A)

Requirements	Single Family Dwelling	<u>Single Family Dwelling:</u> <u>Attached Duplex</u>	<u>Single Family Dwelling:</u> g: Zero Lot Line	<u>Single Family Dwelling:</u> g: Cluster Dwelling	<u>Single Family Dwelling:</u> Townhouse Group	Multifamily Dwelling	Bed and Breakfast Dwelling	Hotel	Other Uses
Maximum density (du/net acre)	25	25	25	25	25	25	30 sleeping rooms per net	30 hotel rooms per net	None

(Density bonus— See Section 47-23.12.)							acre (maximum 9 sleeping rooms per dwelling)	acre	
Minimum lot size (sq. ft.)	5,000	5,000 2,500 each du	4,000	2,500 each du	7,500	5,000	5,000	10,000	10,000
Maximum structure height (ft.)	35	35	35	35	35	100	35	100	100
Maximum structure length (ft.)	None	None	None	None	200	200 (Note C)	None	200 (Note C)	200 (Note C)
Minimum lot width (ft.)	50	50	40	See Section 47-18.9	50	50	50	100	100
Minimum floor area (sq. ft.)	1,000	400 each du	1,000	750 each du	750 each du	400 each du	120 per sleeping room	120 per sleeping room	None
Minimum front yard (ft.) (Note B)	25	25	25	25	25	25	25	25	25
Minimum corner yard (ft.) (Note B)	25% of lot width but not	25% of lot width but not less than 10	See Section 47- 18.38	25% of lot width but not	25% of lot width but not less than	25	25% of lot width but not	25	25

	less than 10 ft. nor greater than 25 ft. 20 ft. when abutting a waterway	ft. nor greater than 25 ft. 20 ft. when abutting a waterway	20 ft. when abutting a waterway	less than 10 ft. nor greater than 25 ft. 20 feet when abutting a waterway	10 ft. nor greater than 25 ft. 20 feet when abutting a waterway		less than 10 ft. nor greater than 25 ft. 20 ft. when abutting a waterway		
Minimum side yard (ft.) (Note B)	5 ft. - up to 22 ft. in height When a building exceeds 22 ft. in height that portion of the building above 22 ft. shall be set back an additional 1 ft. per foot of additional height.	Same as for single family requirement 20 ft. when abutting a waterway	See Section 47-18.38 20 ft. when abutting a waterway	See Section 47-18.9 20 feet when abutting a waterway	See Section 47-18.33 20 ft. when abutting a waterway	10 20 ft. when abutting a waterway	10 ft. - up to 22 ft. in height Where a building exceeds 22 ft. in height that portion of the building above 22 ft. shall be set back an additional 1 ft. per foot of additional height.	20	20

	20 ft. when abutting a waterway						20 ft. when abutting a waterway		
Minimum rear yard (ft.)(Note B)	15 20 ft. when abutting a waterway	15 20 ft. when abutting a waterway	15 20 ft. when abutting a waterway	See Section 47-18.9 20 feet when abutting a waterway	20	20	20	20	20
Minimum distance between buildings (ft.)	None	None	None	None	None	10 ft. or 20% of tallest building (whichever is greater)	None	10 ft. or 20% of tallest building (whichever is greater)	10 ft. or 20% of tallest building (whichever is greater)

Note A: Dimensional requirements may be subject to additional regulations, see Section 47-23, Specific Location Requirements, and Section 47-25, Development Review Criteria.

Note B: Yard dimensions in this district are the minimum requirements. In no case shall the dimensional requirements be less than an amount equal to one-half (½) the height of the building, when this is greater than the above specified yard minimums. Modification of required yards may be permitted subject to the requirements of modification of yards, Section 47-23.11.

Note C: May be increased to three hundred (300) feet subject to criteria provided in Section 47-23.13.

Sec. 47-5.38. - Table of dimensional requirements for the RMH-60 district. (Note A)

Requirements	Single Family Dwelling	Single Family Dwelling : Attached Duplex	Single Family Dwelling : Zero Lot Line	Single Family Dwelling : Cluster Dwelling : See Section 47-18.9	Single Family Dwelling : Townhouse Group	Single Family Dwelling : Rowhouse : See Section 47-18.28	Multifamily Dwelling	Bed and Breakfast Dwelling	Hotel	Other Uses
Maximum density (du/net acre)	60	60	60	60	60	60	60 Note D	87 sleeping rooms per net acre (maximum 9 sleeping rooms per dwelling)	87 hotel rooms per net acre, up to 120 sleeping rooms per net acre**	None
Minimum lot size (sq. ft.)	5,000	5,000 2,500 each du	4,000	2,500 each du	7,500— avg. 2,500 per unit	2,000 per unit	5,000	5,000	10,000	10,000
Maximum structure height (ft.)	35	35	35	35	35	55	150 Note D *Up to 300 ft.	35	150 Note D *Up to 300 ft.	150 Note D *Up to 300 ft.
Maximum structure length	None	None	None	None	200	400	200 (Note C)	None	None	None

(ft.)										
Minimum lot width (ft.)	50	50	40	See Sec. 47-18.9	50	20	50	50	100	100
Minimum floor area (sq. ft.)	750	400 each du	1,000	750 each du	750 each du	750 per du	400 each du	120 per sleeping room Historic designation = None	120 per sleeping room	None
Minimum front yard (ft.) (Note B)	25	25	25	25	25	5 ft. minimum 10 ft. maximum	25	25	25	25
Minimum corner yard (ft.) (Note B)	25% of lot width but not less than 10 ft. nor greater than 25 ft. 20 feet when abutting	Same as single family requirement 20 ft. when abutting a waterway	See Section 47-18.38 20 ft. when abutting a waterway	25% of lot width but not less than 10 ft. nor greater than 25 ft. 20 ft. when abutting	25% of lot width but not less than 10 ft. nor greater than 25 ft. 20 ft. when abutting a waterway	5 20 ft. when abutting a waterway	25	25	25	25

	g a water way			ng a water way	ay					
Minimum side yard (ft.) (Note B)	5 ft. - up to 22 ft. in height Where a buildin g exceed s 22 ft. in height that portio n of the buildin g above 22 ft. shall be set back an additio nal 1 ft. per foot of additio nal height. 20 ft. when	Same as single family require ment 20 ft. when abutting a waterwa y	See Sectio n 47- 18.38 20 ft. when abutti ng a water way	See Sectio n 47- 18.9 20 ft. when abutti ng a water way	See Section 47- 18.33 20 ft. when abutting a waterw ay	0 or 10 20 ft. when abuttin g a waterw ay	10 20 ft. when abuttin g a waterw ay	10 ft. - up to 22 ft. in height Where a building exceeds 22 ft. in height, that portion of the building above 22 ft. shall be set back an addition al 1 ft. per foot of addition al height 20 ft. when abutting a waterw ay	20	20

	abutting a waterway									
Minimum rear yard (ft.) (Note B)	15 20 ft. when abutting a waterway	15 20 ft. when abutting a waterway	15 20 ft. when abutting a waterway	See Section 47-18.9 20 ft. when abutting a waterway	20	15 20 ft. when abutting a waterway	20	20	20	20
Minimum distance between buildings (ft.)	None	None	None	None	None	10 20 ft. maximum when on a public street	10 ft. or 20% of tallest building (whichever is greater)	None	10 ft. or 20% of tallest building (whichever is greater)	10 ft. or 20% of tallest building (whichever is greater)

Note A: Dimensional requirements may be subject to additional regulations, see Section 47-23, Specific Location Requirements, and Section 47-25, Development Review Criteria.

Note B: Yard dimensions in this district are the minimum requirements. In no case shall the dimensional requirements be less than an amount equal to one-half ($\frac{1}{2}$) the height of the building, when this is greater than the above specified yard minimums. Modification of required yards may be permitted subject to the requirements of Section 47-23.11, Specific Location Requirements.

Note C: May be increased to three hundred (300) feet subject to criteria in Section 47-23.13.

Note D: East of the Intracoastal Waterway, maximum height is one hundred twenty (120) feet, and may be increased to two hundred forty (240) feet subject to a conditional use permit and density is forty-eight (48) dwelling units per acre.

* Requires conditional use permit for heights greater than one hundred fifty (150) feet, up to three hundred (300) feet.

** Site plan level III approval for hotel sleeping rooms greater than eighty-seven (87) sleeping rooms up to one hundred twenty (120) sleeping rooms per net acre, see Section 47-24.2.