



Planning & Economic Development

808 W. Spokane Falls Blvd.

Spokane, WA 99201

www.spokanecity.org

Memo

Date: January 12, 2022

To: Louis Meuler, Interim Planning Director

From: Tate Andrie, Planning Assistant

Re: **Attached Home (Townhome) Benchmarking Research**

The attached tables compare townhome regulations in various Washington cities with how the City of Spokane regulates townhome development. This benchmarking research is undertaken to provide context to code revisions under review as part of the Residential Development Code Revisions, focusing on trends the City can utilize to improve development requirements.

Notable trends

- The City of Spokane has common attached home design standards found in other cities in Washington, such as building orientation required to face the street, vertical or horizontal building modulation, and incorporating elements of nearby buildings. The purpose of the design standards seems to ensure compatibility of infill with existing neighborhoods.
- Open space requirements found throughout Washington were approximately 200-300 square feet per lot. Spokane requires attached homes to have 250 square feet of open space in RA, RSF, RSF-C, and RTF zones. Ellensburg being the outlier and requiring open space that is at least 10% of the building's living space. MAKERS has proposed that Spokane change their open space requirements to a minimum of 10% of the lot area with a minimum dimension of 15 feet, which would provide a more useable outdoor space.
- Most cities have a requirements to provide parking spaces for residential units, these are typically 1-2 spaces per dwelling unit. The City of Spokane requiring 1 space per dwelling unit plus 1 space per bedroom after 3 bedrooms to accommodate larger households. For townhomes located in the Centers & Corridors (CC) zones, a further reduction is allowed with a minimum of 1 parking stall per 1,000 gross square feet of floor area. The cities of Bellingham and Everett also require parking by square footage. Having minimum parking requirements by square footage encourages smaller development by lowering the amount of parking required and the costs to provide it. A 500 square foot unit, using this calculation, would need to provide 0.5 parking spaces.
- Alley access for vehicles is usually encouraged or required if available. Encouraging autos to use alley access can help maintain a street frontage with fewer driveway interruptions, a better pedestrian environment, and more street trees. Spokane currently requires that vehicle access must be from an alley if the lot abuts one, but this requirement can be waived by the Planning Director. Additionally, many lots do not have alleys. The City of Tacoma requires that vehicular access and garages shall be oriented to an alley when

Memo

January 12, 2022

Attached Home (Townhome) Benchmarking Research

available, and limits street-front vehicular access (driveways) to no more than 1 every 9 units. Tacoma's code, and similar regulations, could be useful models to adopt to encourage shared driveways, to minimize curb cuts, and locating parking behind the building for an inviting urban environment.

Attachment

Attached Home/Townhome Regulations

Attached Homes/Townhome Dimension Standards

Attached Home/Townhome Regulations

City or County	Zone (w/ density) & Allowance	Creation Process	Min/Max units	Min. Lot Area	Specific Design Standards/Materials	Parking	Specific Landscaping Provisions	Notes		
Spokane	RA (4-10): P	Conventional subdivision (PUD for 3+ units) OR Alternative Residential Subdivisions*	Max. 2, PUD required for more	7,200 sq. ft.**	Building Orientation: must have its address and main entrance oriented toward a street frontage. Main Entry: must have a covered, main entry-related porch or stoop area of at least 50 square feet with no dimension less than 5 feet.	• 1 space per d/u plus 1 space per bedroom after 3 bedrooms • RMF and RHD zones: 30% less; or 50% less if near transit-served Centers & Corridors • Off-street parking for 2+ dwellings will be developed on abutting lots that are each <40 ft in width, only one curb cut and sidewalk crossing for each two lots may be permitted	General: Use of planting materials and landscape structures is encouraged. Street Frontage: Street-facing faces must have landscaping along the foundation. Must have at least one 3-gallon shrub every 3 lineal feet of foundation. 60% of the area between the front lot line and front building line must be landscaped. Up to 1/3rd of the required landscape may be for recreation or pedestrian use.	*Alternative Residential Subdivisions are used if housing is developed under Pocket Residential Development Standards (SMC 17C.110.360) **If the development follows Pocket Residential Development standards there is no minimum lot size requirement.		
	RSF (4-10): P			4,350 sq. ft.**						
	RSF-C (4-10): P		Max. 8, PUD required for more	1,600 sq. ft.**	Building Modulation: must be modulated along the public street at least every 30 feet. Modulations must step the building wall back or forward at least 4 feet. Incorporate elements of nearby buildings? Yes, but w/ flexibility Vehicle Access & Garages: if the lot abuts a public alley, access shall be from the alley unless this requirement is waived by the planning services director. Open/Private Space: 250 sq. ft. in RA, RSF/RSF-C, and RTF zones. 200 sq. ft. in RMF zone. 48 sq. ft. in RHD zone.					
	RTF (10-20): P	Conventional subdivision (PUD for 9+ units) OR Alternative Residential Subdivisions*		None					1,450 sq. ft.**	
	RMF (15-30): P									Conventional subdivision OR Alternative Residential Subdivisions*
	RHD (30+): P									
Spokane County	LDR (1-6 w/ possible bonus*): L	PUD	3+	2,500 sq. ft.	Vehicle Access & Garages: Garages are required to be set back 20 feet, or 5 feet more than the front setback of the structure	2 spaces per d/u. Spaces may be stacked in driveway.	Rear/Side Lot Lines (LDR Zone Only): rear/side lot lines abutting an existing single-family neighborhood shall require installation of a 6-foot sight obscuring fence and 5 feet of Type 1 landscaping along the rear/side property line. Street Frontage (LDR Zone Only): requires five feet of Type 3 landscaping which includes installation of street trees.	*Preliminary plats in which 25% or more of dwellings are row houses shall be allowed a bonus density of 2 units per acre for a maximum density of 10 units per acre.		
	MDR (6-15): P	Conventional subdivision		1,300 sq. ft.						
	HDR (15+): P									
Spokane Valley	R-4 (max 10): P ₁	Conventional subdivision	3 to 6	4,300 sq. ft.	None specified	2 spaces per d/u	None	P ₁ : Must follow supplemental use regulations, which say that townhouse dwelling units shall comply with Alternative Residential Development Options.		
	MFR (max 22): P ₁									
	MU (max 22): P ₁									
	CMU (max 22): P ₁									
	NC (follows adjacent zone): P ₁			Complies w/ adjacent zone						
Tacoma	R-2 (n/a): CU ₁	Conventional subdivision	Max 6	3,000 sq. ft.	Building Modulation: facades with more than two townhouses facing a street, alley, common open space, or common parking area shall be articulated to emphasize individual units through roofline modulation and/or vertical building modulation. The min. depth and width of vertical modulation shall be 10 and 15 feet. Incorporate elements of nearby buildings? Yes, required in Special Review Districts. Vehicle Access & Garages: vehicular access and garages shall be placed from an alley when available. Garages shall not face any street if vehicle access is available from an alley. Street-front vehicular access (driveways) limited to no more than 1 every 9 units. Open/Private Space: At least 300 square feet of private yard space and 100 square feet of common yard space is required for each townhouse.	Min. 1 space per d/u	None specified	P ₁ : Prohibited at street level along frontage of designated core pedestrian streets. P ₂ : Prohibited at street level along frontage of designated core pedestrian streets. Prohibited in commercial-only area.		
	R-2SRD (n/a): CU									
	HMR-SRD (n/a): CU									
	R-3 (min. 10): P			1,500 sq. ft						
	R-4-L (min. 14): P									
	R-4 (min. 18): P			1,000 sq. ft						
	R-5 (min. 22): P									
	NCX (min. 30): P ₁			0 sq. ft.						
	CCX (min. 30): P ₁									
	UCX (min. 40): P ₂									
	RCX (min. 30): P									
	CIX (none): P ₁									
	HMX (none): P ₁									
	URX (min. 25): P									
	NRX (none): CU			5,000 sq. ft.						

City or County	Zone (w/ density) & Allowance	Creation Process	Min/Max units	Min. Lot Area	Specific Design Standards/Materials	Parking	Specific Landscaping Provisions	Notes
Vancouver, WA	R-2 (1.8-2.2): L	PUD, zero lot line development,, and tier 2 infill development standards	Max 4	10,000 sq. ft.	Tier 2 in-fill: Building Orientation: shall be the same as the predominant orientation of buildings along the block face. Main Entry: recessed entries or porches shall be incorporated to the extent that they present a predominant feature of existing dwellings along the block face. Incorporate elements of nearby buildings? Yes. Specifically, consistency in roof form and architectural elements in roof form is required. Narrow Lots (<40 ft.): On-site and off-site improvements plan required. A development plan that demonstrates that utilities, driveways, street trees, etc., have been located and designed to minimize conflicts with one another.	• R-2 through R-9 zones: min. 1 space • R-18 through R-30 zones: no min. parking • Narrow lot developments (<40 ft wide): min. 1 guest parking space every 3 lots. May be located on-street or in common parking areas. Incentives for providing alleys exist (e.g. maximum lot coverage increase)	None specified	
	R-4 (2.3-4.4): L			5,000 sq. ft.				
	R-6 (4.5-5.8): L			4,000 sq. ft.				
	R-9 (5.9-8.7): L			3,000 sq. ft.				
	R-18 (12-18): P	1,800 sq. ft.						
	R-22 (18.1-22): P	Conventional subdivision	None	1,500 sq. ft.				
	R-30 (22.1-30): P							
Olympia	R-4 (max 4): P	Conventional subdivision or short plat	Max 4	4 acres	Building Orientation: provide a clearly defined building or courtyard entry from the primary street. Main Entry: use distinctive architectural elements and materials to indicate the entry, and provide porches, balconies, and covered entries (guidelines, not required). Building Modulation: use building and roof modulation and articulation to reduce the appearance of large building masses. Building modulation required every 30 ft. Incorporate elements of nearby buildings? Yes.	• 2 spaces per d/u. Parking spaces may be placed in tandem • UR zone: 1.5 parking spaces per d/u	None specified	
	R 4-8 (4-8 + additional 15% bonus): P			2,000 sq. ft.				
	P							
	R1/5 (1 unit per 5 acres): P	platting of each individual dwelling unit is optional.	None specified	1,600 sq. ft.				
	RLI (max 4): P		Max 4					
	MR 7-13 (7-24): P							
	MR 10-18 (10-30): P		None specified					
	RM 18 (8-24): P							
	RM 24 (18-30): P							
	RMH (none): P							
	MHP (5-12): P							
	UR (none): P							
Bellingham	Residential Single Zones (Density specified in the associated area in the zoning table*): P if zone has "Cluster" use qualifier	Cluster subdivision: must demonstrate compliance, as applicable, with BMC 23.08.060(F) - Cluster Short and Cluster Preliminary Plats.	Max 8	None	Building Orientation: each townhouse unit shall front a street or lane. Main Entry: entrance must face a street or lane, and entrances for each unit must be separate. Each unit must have a covered, main entry-related porch or stoop area of at least 50 square feet with no dimension less than five feet. Building Modulation: must be modulated along the public street at least every 30 feet. Building modulations must step the building wall back or forward at least four feet. Incorporate elements of nearby buildings? Yes. Open/Private Space: Each d/u shall have 200 sq. ft. of private open space w/ no dimensions less than 5 ft. Up to 100 sq. ft. of deck or structure may be included. Private open space must be screened from the public and directly accessible from d/u.	• d/u less than 1,000 sq. ft.: 1 on-site parking stall • d/u 1,000 sq. ft. or more: 2 on-site parking stalls • Planning director may reduce parking requirements •Parking accessed from a street or lane shall be limited to 1 driveway with max. width of 20 ft.	General: Provide generous use of planting materials and landscape structures such as trellises, raised beds and fencing to unify the overall site design.	*Rather than a citywide standard, each neighborhood has a different zoning table with varying min./max. density allowances.

City or County	Zone (w/ density) & Allowance	Creation Process	Min/Max units	Min. Lot Area	Specific Design Standards/Materials	Parking	Specific Landscaping Provisions	Notes
Ellensburg	R-S (max 6; possible 10-15% bonus): P ₁	Conventional subdivision	3+	None*	Building Orientation: townhouse units fronting the street is encouraged. Main Entry: must all have individual ground-related entries accessible from the street. Separate covered entries at least three feet deep are required for all dwelling units. Building Modulation: “repetition with variety” required, which can be accomplished by reversing the elevation of two out of four dwellings for townhouses; changing the roofline, articulation, windows, and/or building modulation patterns of external townhouse units; adding a different dwelling design or different scale of the same design; and/or other design treatments that add variety or provide special visual interest. Vehicle Access & Garages: access from alley encouraged. Garages facing a public street are prohibited. Open/Private Space: Townhouse residential units shall provide open space at least equal to 10% of the building living space, not counting automobile storage.	2 spaces per d/u plus 1 space after 4 bedrooms	Entry: Provide a planted area in front of each pedestrian entry of at least 20 sq. ft. in area, with no dimension less than 4 ft. Planting strips with no dimension less than 4 ft. are required adjacent to the primary entry of all dwelling units.	P₁: Townhomes shall not be located adjacent to existing single-family dwellings, except where such uses were approved on an individual plat. *Lot sizes may be variable provided they are sized and shaped sufficient to accommodate permitted uses and conform to applicable design and density standards.
	R-L (6-8; possible 10-15% bonus): P							
	R-M (min. 8): P							
	R-H (min. 15): P							
	R-O (min. 8): P							
	C-N (none): P							
	C-C (none): P							
	C-C II (none): P							
Richland	R-2 (5.1-10): P	Conventional subdivision	None	N/A	None specified	2 spaces per d/u	None specified	
	R-25 (5.1-10): P			3,000 ft.				
	R-3 (10.1+): P							
Kennewick	RM (max 13): P	Conventional subdivision	3 to 8	1,800 sq. ft.	Building Orientation: must be oriented to public streets and/or open spaces. Solid, blank facades must not face the street. Main Entry: Both vehicular and pedestrian access must be visible from the street or alley. Building Modulation: street facing façade must be modulated w/ recesses at least 4 ft deep every 30 ft of max length. Rooflines must be modulated every 75 ft of max length through varied roof heights of 5+ ft. Incorporate elements of nearby buildings? Yes. Specifically, roofline and orientation consistency are required. Similar architectural style is recommended.	2 spaces per d/u	None specified	
				1,600 sq. ft.				
	RH (max 27): P							

City or County	Zone (w/ density) & Allowance	Creation Process	Min/Max units	Min. Lot Area	Specific Design Standards/Materials	Parking	Specific Landscaping Provisions	Notes
Liberty Lake	R-1 (4-8): L	Conventional subdivision	Max. 4, or 160 feet (from end-wall to end-wall), whichever is less.	None	Open/Private Space: “Common areas” (e.g., landscaping in private tracts, shared driveways, private alleys, and similar uses) shall be maintained by a homeowner’s association or other legal entity. Vehicle Access & Garages: <u>R-1 through R-3:</u> <ul style="list-style-type: none">• Max driveway width facing the street is 24 ft. per d/u• Max. combined garage width per unit is 50% of total building width• Two adjacent garages shall share one driveway when individual driveways would otherwise be separated by less than 20 ft. <u>M-1 through M-3 (same as above, with the addition of):</u> <ul style="list-style-type: none">• All off-street parking shall be oriented to alleys, placed underground or in structures above the ground floor, or located behind or the side of the building• 5+ townhomes require a public or private alley for vehicle access (alley not required if development patterns or topography make construction impracticable) Building Orientation: All buildings shall be orientated to the street.	2 bedroom units: 1.75 spaces per d/u 3+ bedroom units: 2 spaces per d/u	None specified	
	R-2 (6-12): L							
	R-3 (12+): L							
	M-1 (6+): L		None	min. 2,000 sq. ft.; max. 5,000 sq. ft.				
	M-2 (6+): L			min. 1,500 sq. ft.; max. 5,000 sq. ft.				
	M-3 (12+): L			None				
	RD-R (4-18): P		None specified	None				
	RD-M (6+): P			None				
	Everett		R-S (1 unit per 9,000 sq. ft. of lot area): CU	Condominium, unit-lot subdivision, zero lot line subdivision, or residential binding site plan.				
R-1 (1 unit per 6,000 sq. ft. of lot area): P		Each lot may be less than 6,000 sq. ft.; provided that 12,000 sq. ft. is						
R-2 (1 unit per 3,750 sq. ft. of lot area): P		Conventional subdivision		7,500 sq. ft. for two-unit dwellings; no min. for individual lots w/in the development				
R-2(A) (1 unit per 2,900 sq. ft. of lot area): P		2 to 4	9,000 sq. ft. for development; no min. for	5,000 sq. ft.				
UR3 (none): P		2+						
UR4 (none): P		3+						
		min. 3 (when residential occupies >50% of gross floor area)						
B (none): P		None						
NB (1 unit per 500 sq. ft. of lot area): P								
MU (none): P		min. 3 (when residential occupies >50% of gross floor area)						

Attached Home/Townhome Dimension Standards											
City or County	Zone	Min. Lot Area	Min. Lot Width	Min. Lot Depth	Min. Front Setback	Max. Building Coverage	Max. Height	FAR	Additional Notes		
Spokane	Residential Agriculture (RA)	7,200 sq. ft.*	40 ft.*	80 ft.*	15 ft.*	40%*	35 ft.	0.5*	*If the development follows Pocket Residential Development standards and Alternative Residential Subdivisions, there is no minimum lot size, width, or depth requirement. Dimension standards apply to the development as a whole instead of individual lots.		
	Residential Single-Family (RSF)	4,350 sq. ft.*				2,250 sq. ft. +35% for portion of lot over 5,000 sq. ft.*		0.5 or 0.65 if site qualifies for compact lot development standards*			
	Residential Single-family Compact (RSF-C)							0.65*			
	Residential Two-Family (RTF)	1,600 sq. ft.*				36 ft. or 16 ft. w/ alley parking and no street curb cut*		50 ft.*		up to 70%*	-
	Residential Multifamily (RMF)	1,450 sq. ft.*				None		None		up to 80%*	-
	Residential High Density (RHD)	None									-
Spokane County	LDR (Low Density Residential)	2,500 sq. ft.	None given	None given	15 ft. residence; 20 ft. garage	55%	35 ft.	0.5			
	MDR (Medium Density Residential)	1,300 sq. ft.				65%	40 ft.				
	HDR (High Density Residential)					70%	50 ft.				
Spokane Valley	R-4 (Single-Family Urban)	4,300 sq. ft.	None given	None given	15 ft.	60%	35 ft.	None given			
	MFR (Multifamily Residential)	None					50 ft.				
	MU (Mixed Use)										
	CMU (Corridor Mixed Use)										
	NC (Neighborhood Commercial)									Complies w/ adjacent zone	
Tacoma	Residential Single-Family (R-2)	3,000 sq. ft.	-	None given	20 ft.	-	35 ft.	None given	*Building coverage bonuses Corner Lot: May add an additional 10% of the lot area to the total lot area for the purpose of calculating the maximum building coverage allowance; Alley: Lots with an alley may count 50% of the abutting alley as lot area for calculating the maximum allowable building coverage.		
	Residential Special Review (R-2SRD)		-			-					
	Historic Mixed Residential Special Review (HMR-SRD)		-			-					
	Residential Two-family (R-3)					50%*					
	Low Density Multifamily (R-4-L)	1,500 sq. ft.	16 ft.		15 ft.	65%*	60 ft.				
	Residential Multifamily, Medium Density (R-4)	1,000 sq. ft.	-		10 ft.		150 ft.				
	Residential Multifamily, High Density (R-5)	0 sq. ft.	0 sq. ft.		5 ft.	None given	45 ft.				
	Neighborhood Commercial Mixed-Use (NCX)						60 ft.				
	Community Commercial Mixed-Use (CCX)						75 ft.				
	Urban Center Mixed-Use (UCX)						60 ft.				
	Residential Commercial Mixed-Use (RCX)						75 ft.				
	Commercial Industrial Mixed-Use (CIX)						150 ft.				
	Hospital Medical Mixed-Use (HMX)						45 ft.				
	Urban Residential Mixed-Use (URX)						35 ft.				
	Neighborhood Residential Mixed-Use (NRX)	5,000 sq. ft.	14 ft.		10 ft.						
Vancouver, WA	R-2 (Urban Lower Density)	10,000 sq. ft.	100 ft.	100 ft.	None	50% (townhouses may be increased 20% over the standard, making the building coverage 60%)	35 ft.	None given			
	R-4 (Urban Lower Density)	5,000 sq. ft.	80 ft.	90 ft.							
	R-6 (Urban Lower Density)	4,000 sq. ft.	50 ft.								
	R-9 (Urban Lower Density)	3,000 sq. ft.	45 ft.	65 ft.							
	R-18 (Urban Higher Density)	1,800 sq. ft.	20 ft.	50 ft.	50%	50 ft.					
	R-22 (Urban Higher Density)	1,500 sq. ft.		60 ft.							
	R-30 (Urban Higher Density)										
Olympia		4 acres		None given	20 ft.	45%= lots of 10,000 sq. ft.; 25%= lots of 10,001 sq. ft. to 1 acre; 6%=1.01 acre or more	35 ft.	None given			
	R1/5 (Residential)	2,000 sq. ft.	16 ft.		20 ft. except: 10 ft. w/ side or rear parking	60%	40 ft.				
	R-4 (Residential)		18 ft.								
			16 ft.			60%	35 ft.				
	RLI (Residential Low Impact)		18 ft.			45%	45 ft.				
	R 4-8 (Residential)	16 ft.	15 ft. except: 10 ft. w/ side or rear parking		50%	35 ft.					
	R 6-12 (Residential)					55%	42 ft.				
	MR 7-13 (Mixed Residential)				-						
	MR 10-18 (Mixed Residential)				-						
	RM 18 (Residential Multifamily)										
RM 24 (Residential Multifamily)											

City or County	Zone	Min. Lot Area	Min. Lot Width	Min. Lot Depth	Min. Front Setback	Max. Building Coverage	Max. Height	FAR	Additional Notes				
	RMH (Residential Multifamily Highrise)	1,600 sq. ft.	-		5 ft. except: 10 ft. for structures 35 ft. or taller	85%	60 ft.						
			20 ft. except: 10 ft. w/ side or rear parking		45%= .25 acres or less; 30%= .26 to 1 acre; 25%= 1.01 to 3 acres; 20%= 3.01 acres or more	2 stories or 35 ft., whichever is less							
	MHP (Manufactured Housing Park)		16 ft.										
	UR (Urban Residential)	-	0-10 ft. except: 10 ft. on Capitol House Block	85% except for stoops, porches, or balconies	42 ft.								
Bellingham	Residential Single W/ Cluster Use Qualifier	None	None	None	10 ft., max 20 ft.	None	35 feet under BMC 20.08.020, definition No. 1 or 20 feet under definition No. 2.	0.75					
Ellensburg	R-S (Residential Suburban)	None*	None given	None given	15 ft.	None given	35 ft.	None given	*Lot sizes may be variable provided they are sized and shaped sufficient to accommodate permitted uses and conform to applicable design and density standards.				
	R-L (Residential Low-Density)						45 ft.						
	R-M (Residential Medium Density)						35 ft.						
	R-H (Residential High-Density)						45 ft.						
	R-O (Residential Office)				10 ft.		70 ft.						
	C-N (Commercial Neighborhood)												
	C-C (Central Commercial)												
	C-C II (Central Commercial II)												
Richland	R-2 (Medium Density Residential)	N/A	N/A	None given	20 ft.	40%	30 ft.	None given					
	R-25 (Medium Density Residential-Small Lot)	3,000 ft.	30 ft.		15/18 ft.	50%							
	R-3 (Multi-Family Residential)				20 ft.	45%							
Kennewick	RM (Residential Medium Density)	1,800 sq. ft.	24 ft.	None given	15 ft.	None given	35 ft.	None given					
	RH (Residential High Density)	1,600 sq. ft.					45 ft.						
Liberty Lake	R-1 (Single Family Residential)	None	20 ft. (at front property line)	No min. given; max depth = none	10 ft.; unenclosed porch w/in 5 ft.	60%	35 ft.	None given	*May be increased if the setback increase is used for pedestrian/aesthetic amenities associated w/ building use.				
	R-2 (Mixed Residential)				16 ft.; unenclosed porch w/in 10 ft.	70%							
	R-3 (Multi-Family Residential)				no min.; max. 25 ft.								
	M-1 (Neighborhood Center Mixed-Use)	min. 2,000 sq. ft.; max. 5,000 sq. ft.			no min.; max. 25 ft.*		50 ft.						
	M-2	min. 1,500 sq. ft.; max. 5,000 sq. ft.											
		None											
	M-3 (Central Business District Mixed-Use)												
	RD-R (River District Mixed Residential Use)	None	None	None	5 ft.	80%	45 ft.						
		None	None	None	no min.; max 25 ft.	None	80 ft.						
Everett	R-S (Suburban Residential)	4,000 sq. ft.; 3,000 for lots w/ alley access.	60 ft.	80 ft.	20 ft.	35%	28 ft.	0.5					
	R-1 (Single Family Detached Low Density)	Each lot may be less than 6,000 sq. ft.; provided that 12,000 sq. ft. is provided for both du	50 ft.			40%		None given					
	R-2 (Single Family Detached Medium Density)	7,500 sq. ft. for two-unit dwellings; no min. for individual lots w/in the development											
		9,000 sq. ft. for development; no min. for individual lots w/in the development.						0.5 (3-4 unit townhomes)					
	R-2(A) (Single Family Attached Medium Density)		5,000 sq. ft.			10 ft.	N/A	50 ft.		None given			
	UR3 (Urban Residential 3)												
	UR4 (Urban Residential 4)												
	B (Business)												
	NB (Neighborhood Business)												
MU (Mixed Urban)				None		Varies by location (see map linked)							