

**TABLE 9-301: ROWHOUSE AND MULTI-FAMILY RESIDENTIAL DISTRICTS – PERMITTED AND CONDITIONAL USES**

USES	DISTRICTS						USE STANDARDS
	R-5	R-6	R-7	R-8	R-9	R-10	
<b>RESIDENTIAL</b>							
Day-Care Home: Adult or Child	P	P	P	P	P	P	Per § 14-310
Dwelling: Detached or Semi-Detached	P	P	P	P	P	CB	
Dwelling: Multi-Family	P	P	P	P	P	P	Per § 14-327
Dwelling: Rowhouse	P	P	P	P	P	P	
Fraternity or Sorority House					CO	CO	Per § 14-313
Home Occupation	P	P	P	P	P	P	Per § 15-507
Residential-Care Facility (16 or Fewer Residents)	P	P	P	P	P	P	Per § 14-334
Residential-Care Facility (17 or More Residents)	CB	CB	CB	CB	CB	CB	Per § 14-334
Rooming House (10 or Fewer Units)				CB	CB	CB	
Rooming House (11 or More Units)					CB	CB	
<b>INSTITUTIONAL</b>							
Community Center	CB	CB	CB	CB	CB	CB	
Cultural Facility	CB	CB	CB	CB	CB	CB	Per § 14-308
Educational Facility: Post-Secondary	CB	CB	CB	CB	CB	CB	
Educational Facility: Primary and Secondary	P	P	P	P	P	P	
Government Facility	CB	CB	CB	CB	CB	CB	
Hospital	CB	CB	CB	CB	CB	CB	
Place of Worship	P	P	P	P	P	P	Per § 14-332

	<i>R-5</i>	<i>R-6</i>	<i>R-7</i>	<i>R-8</i>	<i>R-9</i>	<i>R-10</i>	
<b>OPEN-SPACE</b>							
Community-Managed Open-Space Farm	CB	CB	CB	CB	CB	CB	Per § 14-307
Community-Managed Open-Space Garden	P	P	P	P	P	P	Per § 14-307
Park or Playground	P	P	P	P	P	P	
Urban Agriculture	CB	CB	CB	CB	CB	CB	Per § 14-339
<b>COMMERCIAL</b>							
Day-Care Center: Adult or Child	CB	CB	CB	CB	CB	CB	Per § 14-309
Lodge or Social Club	CB	CB	CB	CB	CB	CB	Per § 14-320
Neighborhood Commercial Establishment	CB	CB	CB	CB	CB	CB	Per § 14-328
<b>OTHER</b>							
Alternative Energy System: Community-Based <sup>1</sup>	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	Per § 14-306
Electric Substation: Enclosed, Indoor, or Outdoor	CB	CB	CB	CB	CB	CB	Per § 14-340
Parking Garage (Principal Use)	CO	CO	CO	CO	CO	CO	Per § 14-331
Parking Lot (Principal Use)	CO	CO	CO	CO	CO	CO	Per § 14-331
Telecommunications Facility	CB	CB	CB	CB	CB	CB	Per § 14-338
Utilities	CB	CB	CB	CB	CB	CB	Per § 14-340
Wireless Communications Services <sup>2</sup>	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	Per § 14-338

<sup>1</sup> A Community-Based Alternative Energy System: (i) if on a lot less than 0.5 acre in lot area, requires conditional-use approval by the Zoning Board, and (ii) if on a lot 0.5 acres or more in lot area, is a permitted use.

<sup>2</sup> Only Wireless Communication Services that are modifications to – and do not substantially change the physical dimension of – an existing telecommunications facility, are considered permitted uses.

*(Ord. 16-581; Ord. 17-015.)*

**TABLE 9-401: ROWHOUSE AND MULTI-FAMILY RESIDENTIAL DISTRICTS –  
BULK AND YARD REGULATIONS**

CATEGORIES	SPECIFICATIONS (PER DISTRICT)					
	R-5	R-6	R-7	R-8	R-9	R-10
<b>MINIMUM LOT AREA</b>						
Community ... Open-Space Garden or Farm	None	None	None	None	None	None
Dwelling: Detached	3,000 sq.ft.	3,000 sq.ft.	3,000 sq.ft.	3,000 sq.ft.	3,000 sq.ft.	3,000 sq.ft.
Dwelling: Semi-Detached	2,500 sq.ft.	2,000 sq.ft.	2,000 sq.ft.	2,000 sq.ft.	2,500 sq.ft.	2,000 sq.ft.
Dwelling: Rowhouse	2,500 sq.ft.	1,500 sq.ft.	1,100 sq.ft.	750 sq.ft.	750 sq.ft.	500 sq.ft.
Dwelling: Multi-Family	2,500 sq.ft./du	1,500 sq.ft./du	1,100 sq.ft./du	750 sq.ft./du	550 sq.ft./du	200 sq.ft./du
Dwelling: Multi-Family (Age-Restricted)	1,875 sq.ft./du	1,125 sq.ft./du	825 sq.ft./du	575 sq.ft./du	550 sq.ft./du	200 sq.ft./du
Park or Playground	None	None	None	None	None	None
Residential-Care Facility	Lot area to be comparable to that for a like-sized M-FD	Lot area to be comparable to that for a like-sized M-FD	Lot area to be comparable to that for a like-sized M-FD	Lot area to be comparable to that for a like-sized M-FD	Lot area to be comparable to that for a like-sized M-FD	Lot area to be comparable to that for a like-sized M-FD
Residential-Care Facility (Age-Restricted)	Lot area to be comparable to that for a like-sized M-FD (Age-Restrctd)	Lot area to be comparable to that for a like-sized M-FD (Age-Restrctd)	Lot area to be comparable to that for a like-sized M-FD (Age-Restrctd)	Lot area to be comparable to that for a like-sized M-FD (Age-Restrctd)	Lot area to be comparable to that for a like-sized M-FD (Age-Restrctd)	Lot area to be comparable to that for a like-sized M-FD (Age-Restrctd)
Rooming House	N/A	N/A	N/A	375 sq.ft./ru	275 sq.ft./ru	100 sq.ft./ru
Urban Agriculture	None	None	None	None	None	None
All Other Uses	3,000 sq. ft.	3,000 sq. ft.	3,000 sq. ft.	3,000 sq. ft.	3,000 sq. ft.	3,000 sq. ft.
<b>MAXIMUM BLDG HEIGHT</b>						
Dwelling: Detached or Semi-Detached	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet
Dwelling: Rowhouse	35 feet	35 feet	35 feet	35 or 45 feet <sup>1</sup>	35 or 45 feet <sup>1</sup>	35 or 45 feet <sup>1</sup>
Dwelling: Multi-Family	35 or 45 feet <sup>2</sup>	35 or 45 feet <sup>2</sup>	35 or 45 feet <sup>2</sup>	45 or 60 feet <sup>3</sup>	3.0 FAR	6.0 FAR
All Other Uses	35 or 45 feet <sup>2</sup>	35 or 45 feet <sup>2</sup>	35 or 45 feet <sup>2</sup>	45 or 60 feet <sup>3</sup>	45 feet	45 feet

	<i>R-5</i>	<i>R-6</i>	<i>R-7</i>	<i>R-8</i>	<i>R-9</i>	<i>R-10</i>
<b>MAXIMUM LOT COVERAGE</b>						
Dwelling: Detached or Semi-Detached	35%	35%	35%	35%	35%	35%
Dwelling: Rowhouse	40%	45%	50%	60% or 80% <sup>4</sup>	40%	80%
Dwelling: Multi-Family	40%	45%	70%	80%	40%	80%
All Other Uses	40%	40%	70%	70%	40%	70%
<b>MAXIMUM IMPERVIOUS SURFACE</b>						
Dwelling: Detached or Semi-Detached	60%	60%	60%	60%	60%	60%
Dwelling: Rowhouse (Rear Yard)	65%	65%	65%	65%	65%	65%
<b>MINIMUM FRONT YARD</b>						
Dwelling: Detached or Semi-Detached	Lesser of 25ft. or blockface average <sup>5</sup>	Lesser of 20ft. or blockface average <sup>5</sup>	Lesser of 20ft. or blockface average <sup>5</sup>	Lesser of 20ft. or blockface average <sup>5</sup>	Lesser of 40ft. or blockface average <sup>5</sup>	Lesser of 20ft. or blockface average <sup>5</sup>
Dwelling: Rowhouse	25 feet	20 feet	10 feet	None	25 feet	None
Dwelling: Multi-Family	25 feet	20 feet	10 feet	None	45 or 65 feet <sup>6</sup>	None
All Other Uses	25 feet	20 feet	10 feet	None	25 feet	None
<b>MINIMUM INTERIOR-SIDE YARD</b>						
Dwelling: Detached	10 feet	10 feet	10 feet	10 feet	10 feet	10 feet
Dwelling: Semi-Detached <sup>7</sup>	15 feet	15 feet	10 feet	10 feet	10 feet	10 feet
Dwelling: Rowhouse	None	None	None	None	None	None
Dwelling: Multi-Family	15 feet	15 feet	10 feet	10 feet	10 feet	10 feet
All Other Uses	15 feet	15 feet	15 feet	10 feet	10 feet	10 feet

	<i>R-5</i>	<i>R-6</i>	<i>R-7</i>	<i>R-8</i>	<i>R-9</i>	<i>R-10</i>
<b>MINIMUM CORNER-SIDE YARD</b>						
Dwelling: Detached or Semi-Detached	20 feet	20 feet	15 feet	15 feet	15 feet	15 feet
Dwelling: Rowhouse	20 feet	20 feet	15 feet	None	None	None
Dwelling: Multi-Family	20 feet	20 feet	15 feet	None	25 feet	None
All Other Uses	20 feet	20 feet	15 feet	None	15 feet	None
<b>MINIMUM REAR YARD</b>						
Dwelling: Detached or Semi-Detached	25 feet	25 feet	25 feet	25 feet	10 feet	10 feet
Dwelling: Rowhouse	25 feet	25 feet	25 feet	20 feet	10 feet	10 feet
Dwelling: Multi-Family	25 feet	25 feet	25 feet	25 feet	10 feet	10 feet
All Other Uses	25 feet	25 feet	25 feet	25 feet	10 feet	10 feet

<sup>1</sup> A height higher than 35 feet – up to a maximum of 45 feet – may only be allowed by the Zoning Board as a conditional use for: (i) a rowhouse located on an interior lot that adjoins a street right-of-way of at least 30 feet wide; or (ii) a rowhouse located on a corner lot at which each of the adjoining street rights-of-way are at least 30 feet wide.

<sup>2</sup> For a structure located on an interior lot, the maximum height is 35 feet. For a structure located on a corner lot at which each of the adjoining street rights-of-way are at least 30 feet wide, the maximum height is 45 feet.

<sup>3</sup> For a structure located on an interior lot, the maximum height is 45 feet. For a structure located on a corner lot at which each of the adjoining street rights-of-way are at least 30 feet wide, the Zoning Board may allow a height of up to 60 feet as a conditional use.

<sup>4</sup> For a lot with a depth of 80 feet or more, the maximum lot coverage is 60%. For a lot with a depth of less than 80 feet, the maximum lot coverage is 80%.

<sup>5</sup> In this listing, “blockface average” means the average of the front-yard setbacks of the improved lots on the blockface.

<sup>6</sup> For a structure that comprises 6 or fewer stories, the minimum front-yard requirement is 45 feet. For a structure that comprises 7 or more stories, the minimum front-yard requirement is 65 feet. However, a structure designed with a courtyard is allowed a reduction of the minimum front-yard requirement, as provided in § 9-403 {“Setback reduction for courtyard design”}.

<sup>7</sup> For semi-detached dwellings, interior-side yards are required only along the interior-side lot line where the party wall between dwellings is not located.

*(Ord. 16-581; Ord. 17-015; Ord. 18-171.)*