
Sec. 94-81. - Historic single-family high density residential, context 2 (SF14-C2, MF14-C2).

- a. *Intent.* The intent of this district is to promote compatible additions and new construction in high density residential historic districts with a pattern of small and standard-sized lots and one- and two-story buildings.
- b. *Property development regulations.* The property development regulations for the historic single-family high density, context 2 (SF14-C2) residential district and the historic multifamily low density, context 2 (MF14-C2) residential district shall be as follows:
 1. *Minimum lot dimensions.*
 - a. Lot area: 5,000 square feet;
 - b. Lot width: 50 feet.
 2. *Minimum setbacks for principal building.*
 - a. Front: The front setback shall be a contextual front setback provided in accordance with section 94-79(b). Where a contextual front setback has not been established, the minimum front setback shall be 25 feet.
 - b. Corner:
 1. For lots up to 4,999 square feet: 10 feet;
 2. For lots 5,000 to 7,499 square feet: 12.5 feet;
 3. For lots 7,500 square feet and over: 15 feet.
 - c. Rear: 15 feet, or 10 percent of the lot depth, whichever is less.
 - d. Side minimum (one side only):
 1. For lots up to 7,499 square feet: 5 feet;
 2. For lots 7,500 square feet and over: 10 feet.
 - e. Side minimum cumulative (both sides):
 1. For lots up to 7,499 square feet: 15 feet;
 2. For lots 7,500 square feet and over: 20 feet.
 - f. Garage location:
 1. Distance behind front facade for front facing garage doors: minimum 10 feet;
 2. Side or rear loaded garage shall meet applicable front, corner or side setbacks.
 3. *Maximum height of principal structure.*
 - a. Overall height:
 1. For lots up to 4,999 square feet: 24 feet;
 2. For lots 5,000 square feet and over: 26 feet.
 - b. Wall height at side setback: 20 feet. The maximum wall height may increase by one foot for each additional one foot of side setback provided beyond the minimum side setback requirement up to the overall height (see definition).
 4. *Maximum lot coverage for all structures.*
 - a. For lots up to 4,999 square feet: 35 percent;
 - b. For lots 5,000 to 7,499 square feet: 30 percent;
 - c. For lots 7,500 square feet and over: 25 percent.
 5. *Maximum floor area ratio for all structures.*
 - a. For lots up to 4,999 square feet: 0.50;
 - b. For lots 5,000 to 7,499 square feet: 0.45;
 - c. For lots 7,500 square feet and over: 0.40.

c. *Permitted uses.* Uses permitted in the SF14-C2 and MF14-C2 districts shall be those permitted in the SF14 and MF14 districts, respectively, as provided in [ARTICLE IX](#) of this chapter.

(Ord. No. 4265-10, § 6 (Exh. 1), 5-17-2010)