

	MF-10	MF-18	MF-C Overlay
<b>Density</b>			
Maximum density (dwelling units per net acre)	10	18	24
Minimum density (dwelling units per net acre)	6.0	6.0	6.0
<b>Standard lots</b>			
Minimum lot area (square feet)	3,000	2,100	None
Minimum lot width (feet)	36	26	None
Minimum lot depth (feet)	70	60	None
Maximum gross floor area (GFA) per dwelling unit (square feet)	No max	No max	1,000 <sup>Note 4</sup>
<b>Setbacks</b>			
Minimum front yard/at garage front (feet)	15/20	10/20	0/20
Minimum side yard (feet)	3 <sup>Note 1</sup>	3 <sup>Note 1</sup>	0 / If abutting R-zone than setback is 10'

	MF-10	MF-18	MF-C Overlay
Minimum side yard, flanking a street (feet)	15	15	15
Minimum rear yard	10	10	0 / If abutting R-zone than setback is 10'
<b>Lot coverage</b>			
Maximum building lot coverage	55%	65%	Building coverage is limited by a minimum of 200 sq. ft. of useable yard adjacent to each dwelling unit.
<b>Building height</b>			
Maximum building height (feet)	35 <sup>Note 2</sup>	50 <sup>Note 5</sup>	18 <sup>Note 3</sup>