

Article IV C. R-3C Single-Family Detached Dwelling Infill Overlay District

§ 84-14.1. Use regulations.

A building may be erected, altered or used and a lot or premises may be used for any of the following purposes and for no other.

- A. Single-family detached dwelling.
- B. Any of the following accessory uses shall be permitted:
 - (1) Customary residential accessory uses.
 - (2) Home occupation, no-impact home-based business and home-related business.

§ 84-14.9. Area and bulk regulations.

The following area and bulk regulations shall apply to a development tract which is proposed for development under this chapter:

- A. Minimum development tract area: 4.0 gross acres.
- B. Minimum lot width at building setback line: 100 feet.
- C. Minimum lot width at street line: 30 feet.
- D. Maximum number of dwelling units per acre: 4.0 units per acre averaged over the development tract.
- E. Maximum height: two stories, not exceeding 30 feet.
- F. Minimum building setback from the street right-of-way: 30 feet.
- G. Minimum side yard: 10 feet; 25 aggregate.
- H. Minimum rear yard: 20 feet.
- I. Minimum distance from building to any property line of the development tract: 20 feet.
- J. Minimum green area: 50%.
- K. Maximum lot coverage: 25%.
- L. Public water service and public sewer service required.
- M. Minimum off-street parking: 2.5 spaces per dwelling unit.

§ 84-14.3. Design standards.

The following design standards shall apply to single-family attached dwellings:

- A. Parking: as required by §84-55J of this chapter.
- B. Access and traffic control: as required by §84-55D of this chapter.
- C. All utilities shall be designed, placed and installed underground.