

Development Standards	Residential Townhouse (R-T) Zone	CB-14-2021 (Proposed DR-2) (M-X-T) Zone	Adopted Zoning Ordinance Residential, Single-Family – Attached (RSF-A) Zone¹
Maximum dwelling units per acre (density)	6.00	20	16.33
Net Lot Area	1,800 square feet	1,200 square feet	No Requirement
Lot Coverage	35% for building coverage of overall net tract	N/A	45%, applicable to the entire townhouse “stick” (development lot as a whole) rather than individual lots
Green Area	50% of net tract area	N/A	No specific requirement.
Minimum Lot Width	100 feet for entire tract; 20 feet per townhouse lot	18 feet per townhouse lot	20 feet/lot, with a minimum for each townhouse “stick” as 100 feet
Lot Frontage	100 feet for entire tract	N/A	16 feet
Front Yard Depth	N/A; total 800 square feet of yard area per townhouse lot; may be reduced to 500 square feet to allow for decks, steps, terraces, etc.	N/A	15 feet
Side Yard Depth	N/A; total 800 square feet of yard area per townhouse lot; may be reduced to 500 square feet to allow for decks, steps, terraces, etc.	N/A	None required except that a minimum of 8 feet must be provided between townhouse “sticks”
Rear Yard Depth	N/A; total 800 square feet of yard area per townhouse lot; may be reduced to 500 square feet to allow for decks, steps, terraces, etc.	N/A	20 feet

¹ Staff note townhouse standards vary by zone in the adopted Zoning Ordinance. For purposes of this comparison, staff were asked to look only at the RSF-A Zone.

Minimum Building Width	20 feet	18 feet	No specific requirement but effectively 20 feet to match minimum lot width
Minimum and Maximum Townhouses in a group	<p>Maximum 8 dwelling units for a maximum of 20% of the building groups.</p> <p>All other townhouse building groups shall contain no more than six (6) dwelling units, no less than 3.</p>	<p>Maximum 10 dwelling units for a maximum of 20% of the building groups.</p> <p>All other townhouse building groups shall contain no more than eight (8) dwelling units.</p>	Townhouse “stick” length is controlled by Section 27-6903(d), which limits length to 150 feet in some zones and 250 feet in others. With 20-foot townhouses, this restricts groups/”sticks” to 7.5 to 12.5 townhouses in a group.
Minimum gross living space	1,250 square feet	1,250 square feet	No requirement
Minimum Percentage of townhouses with front façades made of brick, stone, or stucco	At least 60% of the full front facades constructed of brick, stone, or stucco	At least 60% of the full front facades constructed of brick, stone or stucco	No requirement. Materials covered in Section 27-6903(h) but speak more to consistency; townhouses also subject to Neighborhood Compatibility Standards on material compatibility with adjacent residential communities
Principal Structure Height	40 feet	N/A	50 feet
Accessory Building Height	25 feet	N/A	25 feet