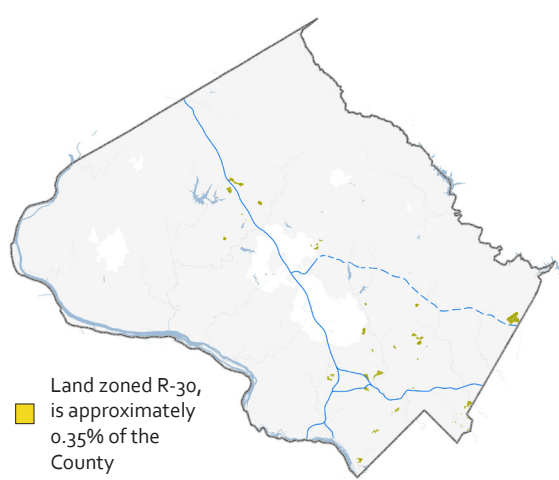


R-30

Residential Multi-Unit Low Density Zone

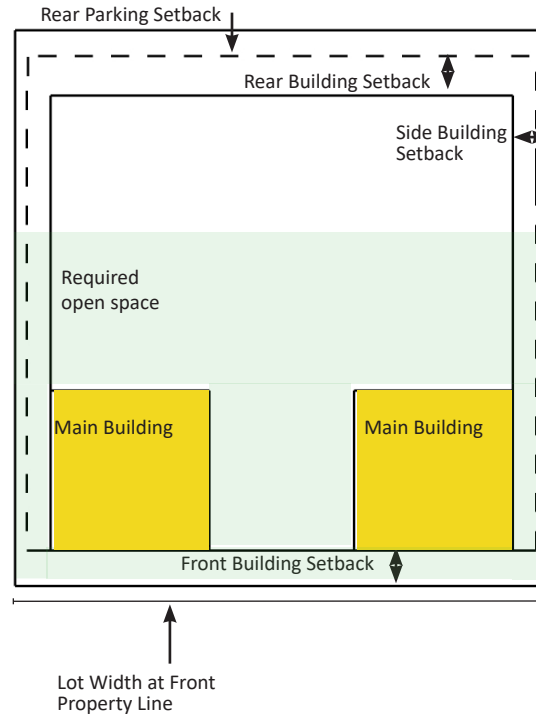
The intent of the R-30 zone is to provide designated areas of the County for higher-density, multi-unit residential uses. The predominant use is residential in an apartment building, although detached house, duplex, and townhouse building types are allowed.



Existing development in the R-30 Zone

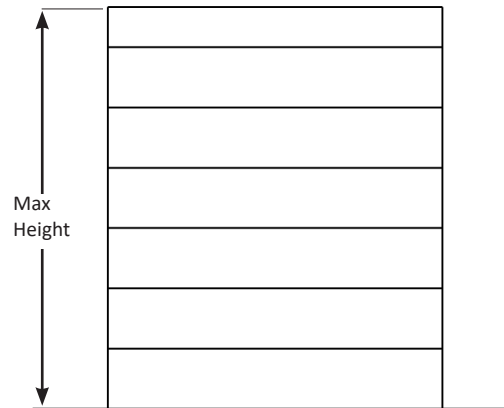


Illustrative Depiction of Standards for Apartment Building Type



Side Section of Structure (Main Building)

Height is measured from the average grade to the mean height level between eaves and ridge of a gable, hip, mansard, or gambrel roof or to the highest point of roof surface of a flat roof.



Standard Method of Development for Apartment Building Type

A. Site	R-30
Site area per unit (min)	3,000 sf
Density (max) (units/acre)	14.5 u/a
Open space (min) (% of site)	50%
B. Lot	
Lot area (min)	12,000 sf
Lot width at front building line (min)	75'
C. Placement	
Building & Structure Setbacks (min)	
Front setback (public street)	30'
Side street setback	10'
Side setback	10**
Rear setback	30**
Rear setback, alley	4'
Parking Setbacks (min)	
Front setback	30'
Side street setback	10'
Side setback	10'
Rear setback	10'
Rear setback, alley	0'
Coverage (max)	
All roofed buildings and structures	18%
D. Height	
Principal Building (max)	
Overall building height	35'

* If lot abuts an Agricultural, Rural Residential, Residential Detached, or Residential Townhouse zone, setback compatibility requirements apply (see Section 4.1.8.A)