

## High Density Residential (HDR)

### Purpose

The high density residential district is the most dense and intense of the city’s residential zoning districts, generally consisting of densities of greater than twelve units per acre. High density districts feature a carefully integrated mixture of housing of various styles, sizes and densities, but are oriented more toward attached multifamily development than detached single-family units. Limited commercial, service and community uses are also permitted. High density residential districts should be located in close proximity to commercial or employment zoning districts, and connected with a street network, transit, pedestrian and bicycle facilities that link residents to employment and activity centers. New high density residential development projects should include design review to ensure that these projects adequately serve resident needs, provide desired amenities and support the city’s high quality of life.

### Dimensions

Building Types	Lot		Setbacks (min. ft.) [1]				Development Coverage (max.)		Max. Height (ft.)
	Lot Area (min. sq. ft.)	Min. Lot Width (ft.)	Front	Side		Rear [2]	Density (min/max)	FAR	
				Interior	Abutting Street				
<b>Detached Residential</b>	3,000	30	15	5	15	10	8/16	--	35
<b>Two Unit</b>	5,000; 2,5000/ unit	36	15	5	15	10	12/24	--	35; 50 if stacked
<b>Attached</b>	2,200	21/unit	15	5	15	10	12/24; 3 unit min.	--	35; 50 if stacked
<b>Multi-Unit</b>	4,000	--	15	5	15	10	12/24	--	75
<b>Civic</b>	7,500	--	15	15	15	15	--	0.5	50
<b>Accessory</b>	--	--	Not permitted	5[3]	5[3]	5[3]	--	--	35

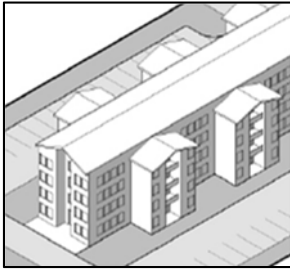
**Notes:**

[1] In all locations where building lines, setback lines or yard lines are shown on plats that have been recorded in the office of the recorder of deeds of the county, the minimum setback or front yard shall be as shown on the plat.

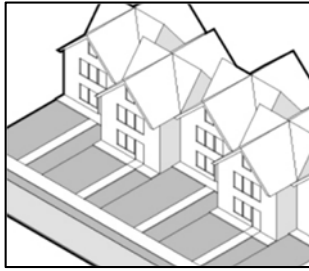
[2] If more than one building is constructed on a corner parcel, there shall not be less than 20 feet between the front and rear building.

[3] 15 feet required between primary and accessory structures.

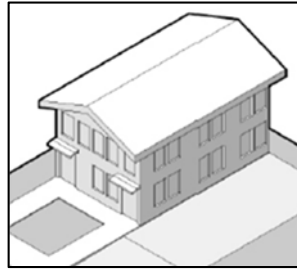
## Building Types



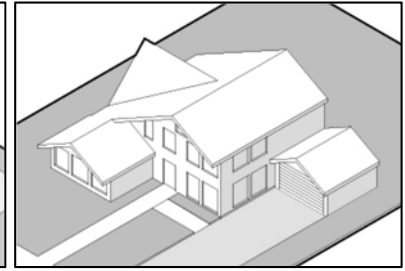
Multi-Unit Building



Attached House



Duplex



Detached Residential

## Uses

The following is a list of the uses allowed within this district:

- Bed and Breakfast Inn
- Community Garden
- Congregate Living Facility/Senior Housing
- Electric Vehicle Charging Station
- Home Occupation
- Manufactured Homes
- Multi-Family Dwelling
- Nightly Rentals
- Nursing, Convalescent, and Rest Home
- Single-Family Dwelling, Attached (3 or more units)
- Single-Family Dwelling, Detached
- Single-Family Dwelling, Duplex
- Single-Family Dwelling, Patio Home

The following is a list of the special uses allowed within this district:

- Athletic Area
- Cemetery and Mausoleum
- Family Day Care Home
- Minor Facilities/Office
- Mobile Home Community
- Modular Housing
- Park and Playground
- Park and Ride Lot
- Recreation Areas and Facilities
- Religious Assembly
- School, Primary or Secondary, Public or Private