

**AN ORDINANCE TO AMEND CHAPTER 40.1 OF THE CODE OF THE CITY OF PORTSMOUTH, VIRGINIA (2006) PERTAINING TO ZONING AND SPECIFICALLY THE REQUIREMENT TO OBTAIN A USE PERMIT FOR THE DEVELOPMENT OF MULTIFAMILY HOUSING, INCLUDING THROUGH THE AMENDMENT OF SECTIONS 40.1-4.3, 8.3, AND 9.6, TABLES 40.1-4.1(A) AND 40.1-9.2.1, AND SECTIONS 204 AND 802 OF APPENDIX B, AS WELL AS TECHNICAL CONFORMING AMENDMENTS TO OTHER SECTIONS OF THE ZONING ORDINANCE.**

**BE IT ORDAINED** by the Council of the City of Portsmouth, Virginia:

1. That Chapter 40.1 of the Code of the City of Portsmouth, Virginia (2006) be amended by the adoption of the amendments shown on Exhibit A hereto and made a part hereof.
2. That this Ordinance shall take effect on the date of its adoption.

**ADOPTED** by the Council of the City of Portsmouth, Virginia at a meeting held on December 8, 2015.

Teste:

City Clerk

**EXHIBIT A**

**AMENDMENTS  
TO THE  
CITY OF PORTSMOUTH ZONING ORDINANCE  
DECEMBER 8, 2015**

INTERPRETATION: In the amendments listed below, instructions are provided in *blue italics*. Provisions to be deleted are indicated with a ~~double-strike-through~~. New language to be added is indicated in red and underlined.

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**AMENDMENT #: 1**

**SECTION #: 40.1-2.3(C)(3)(a)**

- (a) ~~Single One~~-family or two-family detached dwellings, unless such review is required by the Chesapeake Bay Preservation Act and any regulations or ordinances adopted under ~~that~~their authority;

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**AMENDMENT #: 2**

**SECTION #:40.1-3.3(A)(2)**

- (2) Ensure adequate light, air, privacy, and recreational and open space areas for each ~~Dwelling Unit~~, and protect residents from the negative effects of noise, excessive population density, traffic congestion, flooding, and other significant adverse environmental impacts;

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**AMENDMENT #: 3**

**SECTION #:40.1-3.6(E)(8)**

- (8) **Conversion of Single-Family Detached Dwellings**  
The conversion of existing ~~Ssingle-Ffamily Detached Dwelling~~s into Two-to-Ffour Ffamily Dwellings ~~homes~~ or Mmulti-Ffamily Dwellings ~~buildings~~ is permitted within the Olde Towne, Port Norfolk, and Park View ~~Hhistoric D~~istricts subject to a use permit (See Section 40.1-2.3(B), Use Permit), and compliance with the following standards:
- (a) **Construction Date**  
Existing ~~Ssingle-Ffamily Detached Dwelling~~s ~~buildings~~ may be converted in accordance with this section provided the original building existed prior to:
- (i) October 24, 1967 in the Olde Towne Historic District;
  - (ii) April 26, 1983 in the Port Norfolk Historic District; and
  - (iii) April 1, 1984 in the Park View Historic District.

Subsections 40.1-3.6(E)(8)(b) through (f) are not hereby amended.

AMENDMENT #: 4

SECTION #: 40.1-4.1(A)(2)(c)

(c) Use Types

The specific use types are included in the respective use category. They identify the specific principal uses that are considered to fall within characteristics identified in the use category. For example, Live/Work Dwellings, Single-Family Detached Dwellings, ~~single family attached dwellings~~, Two-to-Four Family Dwellings, Townhouse Dwellings, and Multi-Family Dwellings are use types in the Household Living Use Category.

AMENDMENT #: 5

SECTION #: 40.1-4.2(B)(1)(b)

(b) Examples

Example use types include Detached Single-Family Dwellings, ~~attached single family dwellings~~, Two-to-Four Family Dwellings, Townhouse Dwellings, Multi-Family Dwellings, and Live/Work Dwellings.

AMENDMENT #: 6

SECTION #: 40.1-4.3(A)(1)(b)(vii)

- (vii) Any nonresidential off-street parking shall be located as far as practicable from existing adjacent Detached Single-Family Dwellings.

AMENDMENT #: 7

SECTION #: 40.1-4.3(A)(1)(c)

Add a new subsection 40.1-4.3(A)(1)(c)(v) as follows. Subsections 40.1-4.1(A)(1)(c)(i)-(iv) are not amended.

- (v) Development of a Two-to-Four Family Dwelling located on a lot adjacent to a lot containing or proposed to contain a Two-to-Four Family Dwelling shall be classified as, and shall comply with all requirements for, a Multi-Family Dwelling. This will require obtaining a Use Permit in accordance with Section 40.1-2.3(B).

AMENDMENT #: 8

SECTION #: 40.1-4.4(C)(1)(a)

- (a) Accessory dwelling units are permitted only on lots with Single-Family Detached Dwellings, and are not permitted on lots with Multi-Family, ~~attached residential~~, Townhouses, or Two-to-Four Family Dwellings.

AMENDMENT #: 9

SECTION #: 40.1-5.1(D)(5)(b)

**(b) Backing onto Streets Prohibited**

Except for parking areas serving ~~S~~single-~~F~~family ~~D~~etached, ~~attached~~, ~~I~~townhouse, and ~~I~~two-to-~~F~~four ~~F~~family ~~D~~wellings, all off-street parking and loading areas shall be arranged so that no vehicle is required to back from such areas directly onto a street.

AMENDMENT #: 10

SECTION #: 40.1-5.1(D)(8)

**(8) Landscaping**

Except for off-street parking areas serving ~~S~~single-~~F~~family ~~D~~etached ~~and attached~~ ~~D~~wellings, as well as ~~I~~two-to-~~F~~four ~~F~~family ~~D~~wellings and ~~I~~townhouse ~~D~~wellings ~~development~~ of 5,000 square feet in building size or less, all off-street parking and loading areas shall comply with the standards of Section 40.1-5.2(D), Vehicular Use Area Landscaping.

AMENDMENT #: 11

TABLE 40.1-5.1(E)(2)

*Table 40.1-5.1(E)(2): Minimum Off-Street Parking Standards is amended by deleting Use Type "Dwelling, single-family attached" from the Use Category "Household Living" as shown below. Table 40.1-5.1(E)(2) (including categories not shown below) is not otherwise amended.*

TABLE 40.1-5.1(E)(2): MINIMUM OFF-STREET PARKING STANDARDS		
USE CATEGORY	USE TYPE	MINIMUM NUMBER OF PARKING SPACES [1]
<b>RESIDENTIAL USE CLASSIFICATION</b>		
Household Living	Dwelling, live/work	1 per DU
	Dwelling, multi-family	1.5 per DU
	<del>Dwelling, single-family attached</del>	<del>2 per DU</del>
	Dwelling, single-family detached	2 per DU
	Dwelling, townhouse	1.5 per DU
	Dwelling, two-to four-family	2 per DU
	Dwelling, upper story	1 per DU

AMENDMENT #: 12

SECTION #: 40.1-5.1(F)(7)

**(7) Driveways Used to Satisfy Requirements**

For ~~S~~single-~~F~~family ~~D~~etached, ~~attached~~, ~~I~~townhouses, and ~~I~~two-to-~~F~~four ~~F~~family ~~D~~wellings, driveways may be used to satisfy minimum off-street parking standards, provided sufficient space is available to satisfy the standards of this section and this Ordinance.

AMENDMENT #: 13

SECTION #: 40.1-5.1(G)

Section 40.1-5.1(G) is amended as follows. Subsections 40.1-5.1(G)(1)-(4) are not hereby amended.

- (G) Off-Street Parking within Residential Districts**  
Off-street parking serving ~~Single-Family Detached, duplex,~~ or ~~Two-to-Four Family Dwellings~~ and located within front yard and/or corner side yard areas shall comply with the following standards:

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AMENDMENT #: 14

SECTION #: 40.1-5.2(D)(1)(a)

- (a) ~~Single-Family Detached residential Dwellings~~ development;**

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AMENDMENT #: 15

SECTION #: 40.1-5.2(F)(5)

Section 40.1-5.2(F)(5) is amended as follows. Subsections 40.1-5.2(F)(5)(a)-(e) are not hereby amended.

- (5) Large Waste Receptacles and Refuse Collection Area**  
Except for facilities serving individual ~~Single-Family Detached residential,~~ ~~Two-to-Four Family Dwellings,~~ ~~and~~ un-manned uses that do not generate any waste, all large waste receptacle and refuse collection areas shall be subject to the following standards.

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AMENDMENT #: 16

SECTION #: 40.1-5.2(G)(3)

Section 40.1-5.2(G)(3) is amended as follows. Tale 40.1-5.2(G)(3) is not hereby amended.

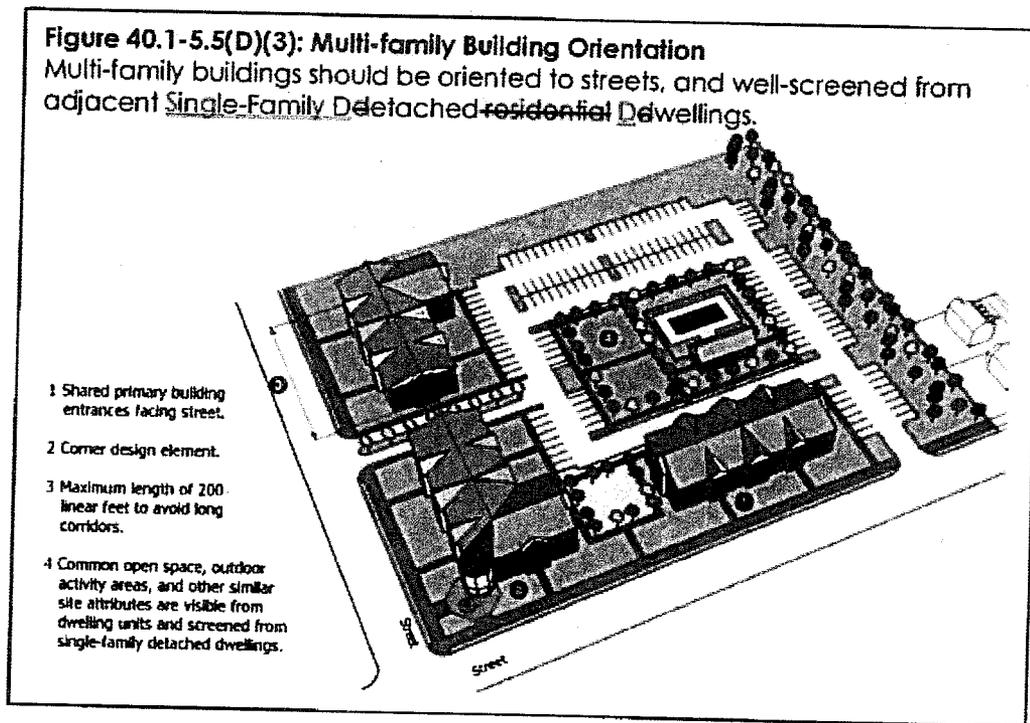
- (3) Site Landscaping Standards**  
Except for ~~Single-Family Detached residential~~ and ~~Two-to Four-Family Dwellings~~, site landscaping shall be required for all development, and shall be supplied in the amounts identified in Table 40.1-5.2(G)(3), Required Site Landscaping Plantings. Site landscaping shall meet the minimum size standards for new planting specified in Section 40.1-5.2(C)(2), Planting Standards.

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AMENDMENT #: 17

SECTION #: 40.1-5.3(A)(1)(b)(ii)

- (ii) Existing ~~Single-Family Detached residential Dwellings~~ on lots of record established prior to May 1, 2010.**



*Section 40.1-5.5(D)(3)(b) is amended as follows. Table 40.1-5.5(D)(3)(B) is not hereby amended.*

**(b) Building Size**

- (i) Individual building floorplates for ~~Townhouse and Multi-Family Dwellings~~ building shall be in accordance with Table 40.1-5.5(D)(3)(b), Maximum Building Size.
- (ii) The maximum length of any ~~Townhouse or Multi-Family Dwelling~~ structure shall be 200 linear feet, regardless of the number of units. In no instance shall provision of a firewall between differing building sections constitute two separate structures.

**(c) Maximum Height**

Buildings subject to the standards of this section shall have a maximum height of three stories within 100 feet of a lot with an existing ~~Single-Family Detached~~ residential Dwelling, without an intervening public street. This standard shall apply regardless of any incentives, administrative adjustments, or master plans.

AMENDMENT #: 21

SECTION #:40.1-5.7(I)(1)

(1) **Location of Open Space**

Buildings subject to these standards and the standards in Section 40.1-5.4 Open Space Set Asides, shall locate the open space set-aside adjacent to existing ~~Single-Family Detached~~ Dwellings, if reasonably possible.

AMENDMENT #: 22

SECTION #: 40.1-7.5(D)(2)

*Section 40.1-7.5(D)(2) is hereby amended as shown below. Existing footnote "3" within said section is not set out below, but is not amended or deleted hereby.*

- (2) When the Zoning Administrator has reasonable cause to believe that a violation of this Ordinance that limits occupancy in a ~~Residential dwelling~~ Unit has or is taking place, and the Zoning Administrator has been unable to obtain necessary information from the owner concerning the violation, the Zoning Administrator may petition the general district court for a subpoena against anyone refusing to provide data or information. Any person failing to comply with such subpoena shall be subject to punishment for contempt by the court issuing the subpoena.

AMENDMENT #: 23

SECTION #:40.1-7.6(A)(6)

- (6) Any conviction resulting from a violation of provisions regulating the number of unrelated persons in ~~a singly family residential~~ Dwelling Units shall be punishable by a fine of up to \$2,000. Failure to abate the violation within the specified time period shall be punishable by a fine of up to \$5,000, and any such failure during any succeeding 10-day period shall constitute a separate misdemeanor offense for each 10-day period punishable by a fine of up to \$7,500. However, no such fine shall accrue against an owner or managing agent of a ~~single family residential~~ Dwelling Unit during the pendency of any legal action commenced by such owner or managing agent of such Dwelling Unit against a tenant to eliminate an overcrowding condition. A conviction resulting from a violation of provisions regulating the number of unrelated persons in ~~single family residential~~ Dwelling Units shall not be punishable by a jail term.

AMENDMENT #: 24

SECTION #:40.1-8.2(B)(3)

*Section 40.1-8.2(B)(3), including subsection 40.1-8.2(B)(3)(a), is amended as set forth hereinbelow. Subsections 40.1-8.2(B)(3)(b)-(g) are not hereby amended.*

**(3) Zero Side Lot Line Development**

For Townhouse Dwellings, one side yard otherwise required hereunder shall for attached residential and townhouses may be reduced to zero waived by the Planning Commission, provided that:

- (a) A subdivision plat approved in accordance with Chapter 33.1 of the City Code authorizes the placement of the Townhouse Dwelling on one side of the lot line;

AMENDMENT #: 25

SECTION #:40.1-8.2(C)(1)(i)(vi)

**(vi) Zero Side Lot Line**

A condition where no side yard is provided between two or more distinct Dwelling Units sharing a party wall (e.g., Townhouse Dwellings, duplex, attached residential, etc.).

AMENDMENT #: 26

SECTION #:40.1-8.3

*The following Defined Terms in Section 40.1-8.3 are amended. Defined Terms in Section 40.1-8.3 not set forth below are not hereby amended.*

**ADULT DAY CARE CENTER.**

A program operated in a structure other than a Single-Family Detached Dwelling that provides group care and supervision on a less than 24-hour basis, and in a place other than their usual place of abode, to four or more adults 18 years or older who may be physically or mentally disabled.

**BED AND BREAKFAST INN.**

A private residence, generally a Single-Family Detached Dwelling ~~residence~~, engaged in renting one or more ~~dwelling~~ bedrooms on a daily basis to tourists, vacationers, and business people, where provision of meals is limited to guests only.

**DWELLING UNIT**

A single unit providing complete, independent living facilities for one or more persons including permanent provisions for living, sleeping, eating, cooking, and sanitation.

**DWELLING, LIVE/WORK**

~~A building structure~~ or portion of a ~~building structure~~, combining ~~one~~ residential Dwelling Unit ~~living space~~ for one or more persons with an integrated work space principally used by one or more of the residents.

#### **DWELLING, MULTI-FAMILY**

A ~~building dwelling~~ or portion of a building or multiple buildings containing five or more ~~individual Dwelling Units on an individual lot~~. This use is also referred to as multifamily, ~~with the units often stacked one above the other in a vertical configuration, sharing common vertical walls and/or horizontal floors and ceilings.~~

#### **DWELLING, SINGLE-FAMILY, ATTACHED**

~~Two or more single family dwelling units, each with its own outside entrance and individual lot, which are joined together by a common or party wall which is shared by two or more individual dwelling units along the lot line.~~

#### **DWELLING, SINGLE-FAMILY, DETACHED**

A ~~residential~~ building containing not more than one Dwelling Unit on an individual lot to be occupied by one family, not physically attached to any other principal structure. For regulatory purposes, this term does not include manufactured homes, recreational vehicles, or other forms of temporary or portable housing.

#### **DWELLING, TOWNHOUSE**

A ~~building or group of buildings~~ ~~type of multi-family dwelling~~ in which ~~two~~ five or more ~~individual Dwelling Units~~ are each located on individual lots, but attached by one or more common party walls which are shared by one or more units ~~for more than 50 percent of their total linear distance along the lot line~~. The habitable spaces of different dwelling units are typically arranged on a side-by-side basis rather than a stacked configuration. This use is also referred to as a townhome.

#### **DWELLING, TWO-TO FOUR-FAMILY**

A ~~residential~~ building containing two, three, or four individual Dwelling Units located on ~~an single individual lot~~. ~~Such units may be part of a single structure, or may be attached by one or more common walls.~~ Development of a Two-to-Four Family Dwelling located on a lot adjacent to a lot containing or proposed to contain a Two-to-Four Family Dwelling shall be classified as, and shall comply with all requirements for, a Multi-Family Dwelling (See Section 40.1-4.3(A)(1)(c)), including obtaining a Use Permit in accordance with Section 40.1-2.3(B).

#### **DWELLING, UPPER STORY**

~~One~~ A Dwelling Unit located on the second floor or higher of a building with nonresidential uses located on the ground or street level. Where more than one Dwelling Unit is proposed with a nonresidential use on the ground floor, it shall be defined as a Two-to-Four Family Dwelling, or Multi-

Family Dwelling, depending upon the number of Dwelling Units on a single lot.

#### **HOME OCCUPATION**

A business, profession, occupation, or trade which is conducted within a ~~residential Dwelling Unit~~ for the economic gain or support of a resident of the Dwelling Unit, and is incidental and secondary to the residential use of the lot and which does not adversely and/or perceptively affect the character of the lot or surrounding area. Home occupation includes but is not limited to: offices; electronic and offsite retail; personal services such as physical therapy by licensed individuals, beauty parlors, pet grooming, and the like. Home occupation does not include such businesses as: automotive repair and the like; dentists or physician's offices and the like; any licenses or unlicensed practitioner who performs invasive procedures (acupuncture, tattooing, body piercing, and the like); restaurants, bars, social clubs and the like; animal kennels or hospitals and the like; or any other business which is clearly inappropriate or out of character for a residential area such that its location constitutes an adverse impact on neighboring residential properties.

#### **MEDICAL TREATMENT FACILITY**

A small-scale facility which may or may not be located in a converted ~~dwelling or~~ residence for the short term care and treatment of up to 20 chronically or terminally ill patients on an overnight basis. Such facilities may include sleeping rooms for care workers and members of patient's families.

#### **ROOMING HOUSE OR BOARDING HOUSE**

Any building or portion thereof for providing lodging, either with meals (boarding house) or without meals (rooming house), to not more than two guests, where rent is paid to the owner or proprietor. This definition does not include the incidental provision of lodging within a Dwelling Unit by a resident owner, provided no more than 25 percent of the total floor area of the Dwelling Unit's living space is devoted to such lodging use.

#### **TOURIST HOME**

An establishment in a private Dwelling Unit that supplies temporary lodging accommodations to not more than five overnight guests for a fee.

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AMENDMENT #: 27

SECTION #:40.1-9.4(E)

*Section 40.1-9.4(E) is amended as follows. Subsections 40.1-9.4(E)(1)-(5) are not hereby amended.*

**(E) Residential Densities.**

New development projects that include ~~residential Dwelling~~ Units, other than subdivisions substantially consisting of Single Family Detached Dwellings~~subdivisions~~, shall be developed in accordance with the following density limit ranges:

AMENDMENT #: 28

SECTION 40.1-9.6(A)

(A) **General.**

There are two review processes: By-Right (administrative review) and Use Permit. The Use Permit process is dependent upon project size. Projects approved through the Use Permit process should nonetheless meet the intent of the Code.

- (1) **By-Right-Option.** Single Family Detached, Two-to-Four Family and Live/Work Dwellings are allowed by right. Non-residential projects of smaller building area (less than or equal to 45,000 gross square feet and/or less than or equal to 15,000 gross square feet footprint) are able to build as a matter of right when they meet all of the standards of this Ordinance Code. The Director of Planning will be responsible for reviewing development proposals within 30 days of submission of a completed application. Permits will not be issued for building activity until review is completed and a determination made that the proposal is consistent with the Code.
- (2) **Use Permit-Option.** The Use Permit process will be is required for all Multi-Family and Townhouse Dwellings. A Use Permit is also required for non-residential buildings over 45,000 gross square feet or with floorplates over 15,000 gross square feet or for proposals where the minimum or maximum number of dwelling units proposed exceeds the requirements listed above by more than 10 percent. Such sites will be required to meet the intent of the Code and will be evaluated in terms of how well they conform to the Code and meet other objectives of the Master Plan. The Use Permit process also provides the opportunity for community input as well as fine tuning of a development proposal to address issues that may not have been contemplated by the Code. Provided however, no use permit shall be required in the SD district based solely on building size.

AMENDMENT #: 29

UPTOWN D2 DISTRICT FORM-BASED CODE  
PART 2, SECTION 204(B)

B. Code Administrator Action

Upon submission of a completed application, the Code Administrator will review the development plan for consistency with the requirements of this Code. The appropriate review process of a development plan is determined by the size of the proposed development.

1. ~~Uptown D2 **By-Right** Type I Development Option: Single-Family Detached, Two- to Four-Family, and Live/Work Dwellings are permitted by right. Also, non-residential projects with a building area of less than or equal to 60,000 gross square feet and a footprint of less than or equal to 30,000 gross square feet (with or without Administrative Adjustments) shall be able to build as a matter of right when they meet all of the standards of this Ordinance.~~ Code in accordance with Section 40-2.3 Standards and Requirements for Applications for Permits and Development Approvals, Subsection (C): Type I Development Plan and the requirements in this subsection. During the review of the application, the Code Administrator will be responsible for reviewing Administrative Adjustments. A D2 Certificate of Compliance will be issued upon approval of the application by the Code Administrator. Permits will not be issued for building activity until review is completed and a determination made that the proposal is consistent with the Code.
  - ~~(i) The Code Administrator will forward the application to appropriate city departments and agencies for review and recommendation.~~
  - ~~(ii) Upon completion of the staff and agency review, the applicant may choose to meet with the Code Administrator to discuss any required changes or conditions to the development plan.~~
  - ~~(iii) Within 30 days after the application has been determined complete, the Code Administrator must approve, approve with conditions, or disapprove the Uptown D2 Type I development plan, and state the reasons for such action. Upon approval of the application, a D2 Certificate of Compliance will be issued in accordance with Section 205.~~
2. ~~Uptown D2 **Use Permit** Type II Development Option: A Use Permit is required for all Multi-Family and Townhouse Dwellings. The Uptown D2 Type II Development process will be required for buildings over 60,000 gross square feet of building area or with a footprint/floorplates over 30,000 gross square feet and as defined by Section 40-2.3 Standards and Requirements for Applications for Permits and Development Approvals Subsection (D): Type II Development Plan. Such sites will be required to meet the intent of the Code and will be evaluated in terms of how well they conform to the Code and meet other objectives of the High Street and London Boulevard Corridor Charette Report. The Type II~~

~~Development process will give the opportunity for appropriate deviations from the Code that are consistent with the City's goals and plans to revitalize the Uptown D2 District. The justifications for these deviations may include problems related to topography or street grade, the location of alleys and streets, breaks and passages between buildings, signs, streetscape details, design issues related to the inclusion of existing buildings or mature trees as part of a development proposal. The Uptown D2 Type II Development process also provides the opportunity for community input as well as fine tuning of a development proposal to address issues that may not have been contemplated by the Code. The public hearing is to address the project's compliance with the Code and the extent of any minor deviations from the Code requirements not to revisit or redesign aspects of the project that are within the parameters of the Code.~~

*Sections 40.1-3.3(D) through (F) and 40.1-3.4(B) through (D) of the Zoning Ordinance (District Regulations and Dimensional Standards) are amended as follows. Portions of the District Regulations and Dimensional Standards not shown are not hereby amended.*

SECTION #: 40.1-3.3(D)

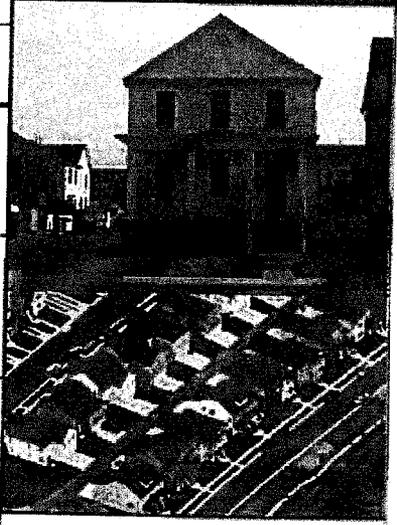
(D) General Residential (GR) District

PURPOSE AND INTENT			TYPICAL BUILDING TYPES	
<p>The General Residential (GR) district is established to accommodate primarily single-family detached, <del>attached residential</del>, and two-to four-family dwellings, subject to design standards to ensure their compatibility with the single-family character of the district, at moderate densities. District regulations are intended to discourage any use that substantially interferes with the development of single-family or two-to-four family dwellings, or that is detrimental to the quiet residential nature of the district. The district also accommodates accessory dwelling units and complementary uses usually found in residential zoning districts such as parks, open space, public golf courses, community centers, elementary and middle schools, home child care uses, religious institutions, and minor utilities. High schools, , country clubs, adult and child care centers, hospitals, and major utilities are allowed subject to a use permit (See Section 40.1-2.3(B), Use Permit).</p>				
DIMENSIONAL STANDARDS				
STANDARD		RESIDENTIAL USES		ALL OTHER USES
DENSITY	Density, Maximum (DU/AC)	5.0 (not applicable if contextual lot size standards are used)	N/A	
	Intensity, Maximum (FAR)	N/A	0.6	
LOT AREA	Lot Size, Minimum	The lesser of: 7,500 sf, or the average lot size of lots within 300 feet along the same block face, provided there are 5 or more lots within 300-foot area	10,000 sf	
	Lot Width, Minimum	The lesser of: 50 feet, or the average lot width of lots within 300 feet along the same block face, provided there are 5 or more lots within the 300-foot area	70 ft	
	Building Coverage, Maximum (%)	45		
REQUIRED YARDS	Front, Minimum	The lesser of: 25 ft, or the average front yard on lots within 300 feet along the same block face, provided there are 3 or more lots with existing residential structures on them within the 300-foot area	25 ft	
	Side, Minimum	<del>Attached &amp;</del> two-to-four family dwelling: 10 ft; For all other residential uses, the lesser of: 7 ft, or the average side yard on lots within 300 feet along the same block face, provided there are 3 or more lots with existing residential structures within the 300-foot area; No side yard shall be less than 5 feet unless part of a zero side lot line development [1]	10 ft	
	Rear, Minimum	The lesser of: 25 ft, or the average rear yard on lots within 300 feet along on the same block face, provided there are 3 or more lots with existing residential structures within the 300-foot area [2][3]	25 ft	
			<p>"sf" = square feet; "ft" = feet';                  "FAR" = floor area ratio; "DU"                  = dwelling units; "AC" = acre</p>	

SECTION #: 40.1-3.3(E)

(E) Urban Residential (UR) District

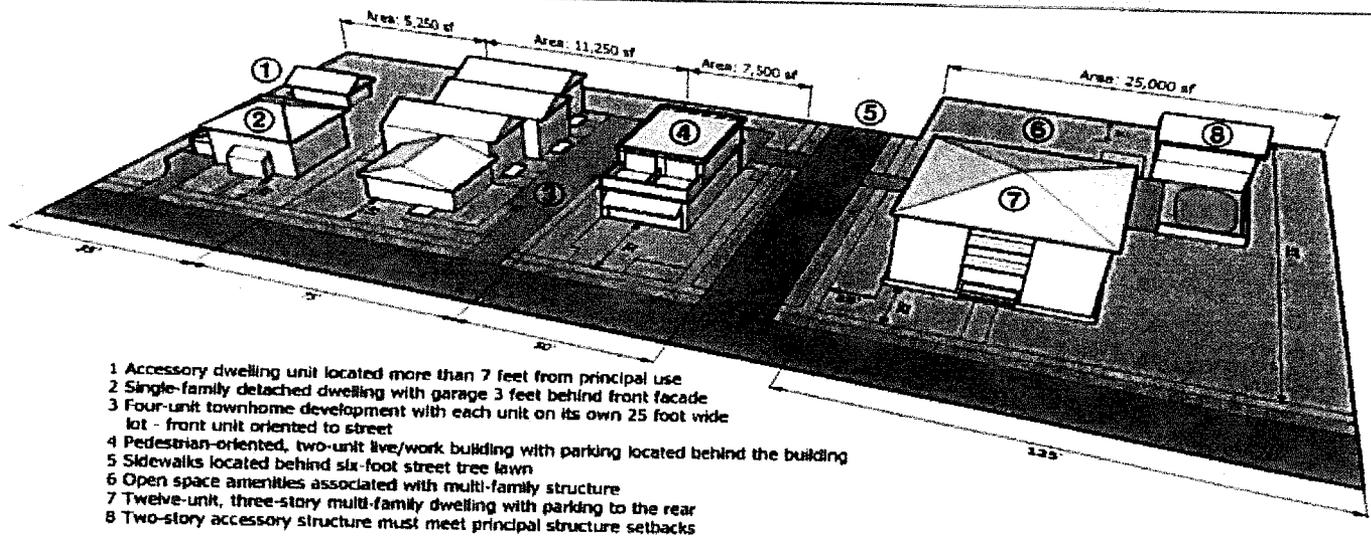
PURPOSE AND INTENT				TYPICAL BUILDING TYPES
<p>The Urban Residential (UR) district is established to accommodate a diverse range of residential development as a principal use, along with mixed-use and neighborhood-serving commercial development. The district accommodates all forms of residential development, including single-family detached <del>and attached</del> dwellings, two-to-four family dwellings, townhomes, live/work dwellings, multi-family dwellings, and residential dwelling units above the first floor of commercial development. Also allowed are complimentary uses such as parks, open space, libraries, religious institutions, community centers, schools (elementary, middle, and high), child care centers, and minor utilities. Low-intensity, neighborhood-serving commercial and service uses are allowed to encourage diverse, functioning neighborhoods. Police and fire stations, assisted living facilities, nursing homes, marinas, professional services offices, financial institutions, and drug stores without drive-throughs are allowed subject to a use permit (See Section 40.1-2.3 (B), Use Permit.)</p>				
DIMENSIONAL STANDARDS				
STANDARD	RESIDENTIAL USES		ALL OTHER USES	
	Single-Family Detached Uses			
DENSITY	Density, Maximum (DU/AC)	8.0	18 (not applicable if contextual lot size standards are used) [1]	N/A
	Intensity, Maximum (FAR)	N/A		0.6
LOT AREA	Lot Size, Minimum	The lesser of: 5,000 sf, or the average lot size of lots within 300 feet along the same block face, provided there are 7 or more lots within the 300-foot area	7,500 sf [1][2]	7,500 sf
	Lot Width, Minimum	The lesser of: 35 feet, or the average lot width of lots within 300 feet along the same block face, provided there are 7 or more lots within the 300-foot area	24 feet, plus 5 feet for each end unit beyond 4 units	50 ft
	Building Coverage, Maximum (%)	55		
REQUIRED YARDS	Front, Minimum	The lesser of: 15 ft, or the average front yard on lots within 300 feet along the same block face, provided there are 7 or more lots with existing residential structures within the 300-foot area	15 ft	25 ft
	Side, Minimum	The lesser of: 7 ft, or the average side yard on lots within 300 feet along the same block face, provided there are 7 or more lots with existing residential structures within the 300-foot area; No side yard shall be less than 5 ft unless part of a zero side lot line development	When abutting the end unit of a building: 10 ft; All others: 10 percent of the lot width, up to 15 ft; No side yard shall be less than 5 ft unless part of a zero side lot line development [3]	10 ft



STANDARD	SINGLE-FAMILY DETACHED USES	ALL OTHER RESIDENTIAL USES	ALL OTHER USES	TYPICAL LOT PATTERN
Rear, Minimum	The lesser of: 25 ft. or the average rear yard on lots within 300 feet along the same block face, provided there are 7 or more lots with existing residential within the 300-foot area [4][5]	25 ft [5]	25 ft	
Corner Side, Minimum (ft)	10 ft.	15 ft.	10 ft.	
Accessory Structure, Minimum (ft)	5 ft if 600 sf in size or smaller; otherwise, same as principal use [6] [7]			
Garage Setback, Minimum	Even with or behind front façade for all residential dwellings.			
Bldg. Form	Height, Maximum (ft/stories) [7][8][9]		36/4	
Accessory Structure Size, Maximum	800 square feet [9][10]			si" = square feet; "ft" = feet; "FAR" = floor area ratio; "DU" = dwelling units; "AC" = acre

- NOTES**
- [1] ~~Single family attached, townhome, and two-to-four-family dwellings~~ may develop without complying with the minimum lot size standard, provided the development does not exceed 8 units an acre and it complies with all other dimensional standards.
  - [2] Minimum lot size is applied to the entire development site for multi-family, ~~attached, townhome, and two-to four-family dwellings.~~
  - [3] An additional setback of five feet per floor over two floors shall be required.
  - [4] Rear yards may be reduced to 15 feet when there are no accessory structures or parking spaces in the rear yard.
  - [5] The minimum shall be 15 feet for lots platted before March 22, 1994.
  - [6] No accessory structure/building may be located between the principal building and any front or side street.
  - [7] Accessory structures of two or more stories shall meet the minimum yard requirements for principal uses.
  - [8] Accessory structures of 600 sf in size or smaller may not exceed one story (12 ft) in height.
  - [9] 1. No accessory structure excepting Amateur Ham Radio and Television Antennas may exceed the height of the existing principal structure.
  - [10] See Section 40.1-4.4(C)(1), Accessory Dwelling Units, for accessory dwelling unit dimensional requirements.

**TYPICAL DEVELOPMENT CONFIGURATION**



- 1 Accessory dwelling unit located more than 7 feet from principal use
- 2 Single-family detached dwelling with garage 3 feet behind front facade
- 3 Four-unit townhome development with each unit on its own 25 foot wide lot - front unit oriented to street
- 4 Pedestrian-oriented, two-unit live/work building with parking located behind the building
- 5 Sidewalks located behind six-foot street tree lawn
- 6 Open space amenities associated with multi-family structure
- 7 Twelve-unit, three-story multi-family dwelling with parking to the rear
- 8 Two-story accessory structure must meet principal structure setbacks

SECTION #: 40.1-3.3(F)

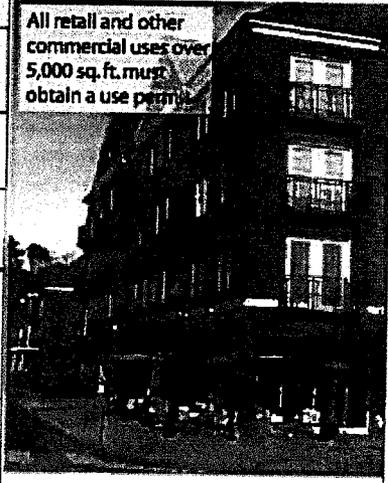
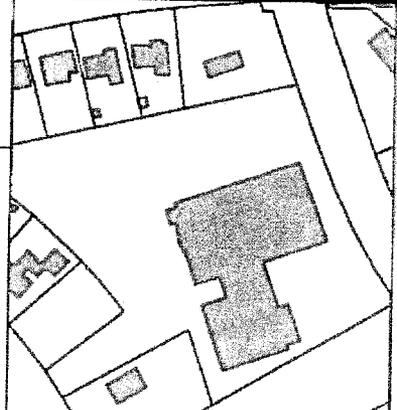
(F) High Density Urban Residential (UR-H) District

PURPOSE AND INTENT					TYPICAL BUILDING TYPES
<p>The High Density Urban Residential (UR-H) district is established to accommodate a diverse range of residential development as a principal use, along with mixed-use and neighborhood-serving commercial development. The district accommodates most forms of residential development, including <del>single-family detached dwellings</del>, two-to-four-family dwellings, townhomes, live/work <del>dwellings</del> units, multi-family dwellings, and residential dwelling units above the first floor of commercial development. Also allowed are complimentary uses such as parks, open space, libraries, religious institutions, community centers, schools (elementary, middle, and high), child care centers, and minor utilities. Neighborhood-serving commercial and service uses are allowed to encourage diverse, functioning neighborhoods. Police and fire stations, assisted living facilities, nursing homes, marinas, professional services offices, and financial institutions and drug stores with drive-throughs are allowed subject to a use permit (See Section 40.1-2.3(8), Use Permit.).</p>					
DIMENSIONAL STANDARDS					
STANDARD		RESIDENTIAL USES			ALL OTHER USES
		Single-Family Detached Uses	Multi-Family Uses	All Other Residential Uses	
DENSITY	Density, Maximum (DU/AC)	N/A	25	20 (not applicable if contextual lot size standards are used) [1]	N/A
	Intensity, Maximum (FAR)	N/A			0.7
LOT AREA	Lot Size, Minimum	The lesser of: 5,000 sf, or the average lot size of lots within 200 feet along the same block face, provided there are 5 or more lots within the 200-foot area	6,000 sf [2][3]	6,000 sf [1][2] [3]	6,000 sf
	Lot Width, Minimum	25	25 feet, + 4 feet for each add'l unit beyond 4 [3]	50 feet, + 4 feet for each additional unit beyond 3 [3]	25 ft
	Building Coverage, Maximum (%)	65			
REQUIRED YARDS	Front, Minimum	The lesser of: 10 ft, or the average front yard on lots within 200 feet along the same block face, provided there are 5 or more lots with existing single-family residential structures within the 200-foot area	10 ft	10 ft	10 ft
	Side, Minimum	The lesser of: 7 ft, or the average side yard on lots within 200 feet along the same block face, provided there are 5 or more lots with existing residential structures on them within the 200-foot area; No side yard shall be less than 5 ft unless part of a zero side lot line development	When abutting an end unit of a building: 10 ft; All others: 10 percent of the lot width, up to 15 ft; No side yard shall be less than 5 ft unless part of a zero side lot line development [4]		10 ft
					<p>"sf" = square feet; "ft" = feet; "FAR" = floor area ratio; "DU" = dwelling units; "AC" = acre</p>

STANDARD	RESIDENTIAL USES			ALL OTHER USES	TYPICAL LOT PATTERN
	Single-Family Detached Uses	Multi-Family Uses	All Other Residential Uses		
Corner, Side Minimum	10 ft	15 ft.		10 ft.	
Rear, Minimum	The lesser of: 25 ft. or the average rear yard on lots within 200 feet along the same block face, provided there are 5 or more lots with existing residential structures within the 200-foot area [4]	25 ft [4]	25 ft [4]	25 ft [5]	
Accessory Structure, Min. [11]	5 in 600 sf in size or smaller; otherwise same as principal use [6] [7]				
Garage Setback, Min.	Even with or behind front façade for all residential uses				
BLDG FORM	Height, Maximum (ft/stories) [8][10]	36/3 for single-family detached	45/5 for all other residential uses	45/5	
	Accessory Structure Size, Max.	800 square feet[9]			
NOTES	<p>[1] <del>Single family attached, townhome, and two-to-four-family dwellings</del> may develop without complying with the minimum lot size standard, provided the development does not exceed 16 units an acre and it complies with all other dimensional standards in this Ordinance.</p> <p>[2] Minimum lot size shall be applied to the entire development site for multi-family, <del>single family attached, townhome, and two-to-four-family dwellings.</del></p> <p>[3] Minimum lot requirements are applied to the entire development, not individual lots</p> <p>[4] An additional setback of 5 feet per floor over three floors shall be required.</p> <p>[5] Rear yards may be reduced to 15 feet when there are no accessory structures or parking spaces in the rear yard.</p> <p>[6] No accessory structure/building may be located between the principal building and any front or side street.</p> <p>[7] Accessory structures of two or more stories shall meet the minimum yard requirements for principal uses.</p> <p>[8] Accessory structures of 600 sf in size or smaller may not exceed one story (12 ft) in height.</p> <p>[9] See Section 40.1-4.4(C) (1), Accessory Dwelling Units, for accessory dwelling unit dimensional requirements.</p> <p>[10] No accessory structure excepting Amateur Ham Radio and Television Antennas may exceed the height of the existing principal structure.</p>				
<b>TYPICAL DEVELOPMENT CONFIGURATION</b>					

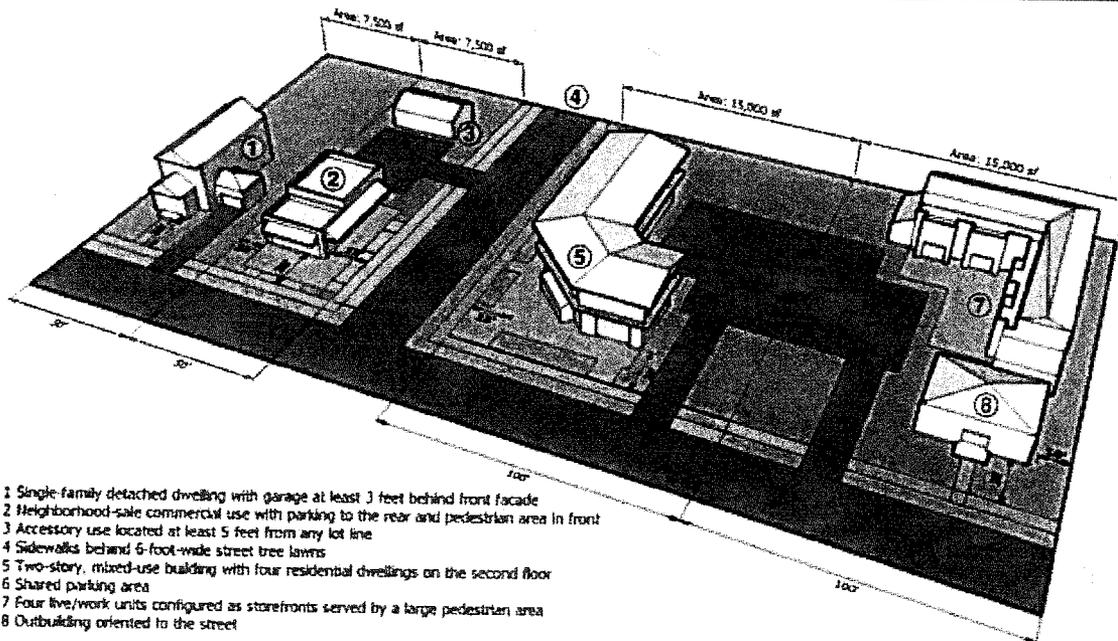
**SECTION #: 40.1-3.4(B)**

**(B) Neighborhood Mixed-Use (NMU) District**

<b>PURPOSE AND INTENT</b>		<b>TYPICAL BUILDING TYPES</b>			
<p>The Neighborhood Mixed Use (NMU) district is established to accommodate a mix of residential and small-scale, low-intensity, and "convenience" retail and service uses that provide goods and services serving the residents of the immediately surrounding neighborhood (e.g., personal service uses, restaurants, and limited retail). Development in the district should not include uses of a size that is out of scale with a residential neighborhood, or that attracts traffic from outside the surrounding neighborhood. Individual retail and other commercial uses shall not exceed 5,000 square feet without obtaining a use permit (See Section 40.1-2.3.(B), Use Permit). Residential uses are encouraged on the upper floors of nonresidential establishments. The district is subject to standards intended to ensure development is consistent with the neighborhood scale and compatible with surrounding uses.</p>					
<b>DIMENSIONAL STANDARDS</b>					
<b>STANDARD</b>		<b>SINGLE-FAMILY USES</b>	<b>ALL OTHER RESIDENTIAL USES</b>	<b>ALL OTHER USES</b>	<p>All retail and other commercial uses over 5,000 sq. ft. must obtain a use permit.</p> 
<b>DENSITY</b>	Density, Maximum (DU/AC)	N/A	12	N/A	
	Intensity, Maximum (FAR)	N/A		0.7[9]	
<b>LOT AREA</b>	Lot Size, Minimum	The lesser of: 7,500 sf, or the average lot size of lots within 300 feet along the same block face, provided there are 7 or more lots within the 300-foot area	7,500 sf [1]	5,000 sf	
	Lot Width, Minimum	The lesser of: 50 feet, or the average lot width of lots within 300 feet along the same block face, provided there are 7 or more lots within the 300-foot area	75 feet, plus 5 feet for each additional unit beyond 2 units	50 ft	
	Building Coverage, Maximum (%)	60		70[9]	
<b>REQUIRED YARDS</b>	Front, Minimum (ft) [2]	The lesser of: 15 ft, or the average front yard on lots within 300 feet along the same block face, provided there are 7 or more lots with existing residential structures within the 300-foot area	15		
	Side, Minimum [2]	The lesser of: 7 ft, or the average side yard on lots within 300 feet along the same block face, provided there are 7 or more lots with existing residential structures within the 300-foot area; No side yard shall be less than 5 ft unless it is part of a zero side lot line development	When abutting the end unit of a building: 10 ft; All others: 20 percent of the lot width, up to 20 ft; No side yard shall be less than 5 ft unless it is part of a zero side lot line development [3]	20, 10 if parcel is less than 100 ft in width	
 <p><b>TYPICAL LOT PATTERN</b></p>					

STANDARD	SINGLE-FAMILY USES	ALL OTHER RESIDENTIAL USES	ALL OTHER USES	NOTES
Rear, Minimum (ft) [2]	The lesser of: 15 ft, or the average rear yard on lots within 300 feet along the same block face, provided there are 7 or more lots with existing residential within the 300-foot area [4]	15		<p>"sf" = square feet; "ft" = feet; "FAR" = floor area ratio; "DU" = dwelling units; "AC" = acre</p> <p>[1] Minimum lot size shall be applied to the entire development site for multi-family, <del>single-family attached</del>, townhome, and two-to four family dwellings.</p> <p>[2] Yards abutting streets shall be configured to maintain at least 40 linear feet between the centerline of the street and any adjacent building.</p> <p>[3] An additional setback of 5 feet per floor over 2 floors shall be required.</p> <p>[4] Rear yards may be reduced to 15 feet when there are no accessory structures or parking spaces in the rear yard.</p> <p>[5] No accessory structure/building may be located between the principal building and any front or side street.</p> <p>[6] Accessory structures of two or more stories shall meet the minimum yard requirements for principal uses.</p> <p>[7] Accessory structures of 600 sf in size or smaller may not exceed one story (12 ft) in height.</p> <p>[8] See Section 40.1-4.4(C) (1), Accessory Dwelling Units, for accessory dwelling unit dimensional requirements</p> <p>[9] All retail and other commercial uses over 5,000 square feet shall be required to obtain a use permit.</p>
Corner, Side Minimum (ft)	10 ft.	20 ft.; if parcel is less than 100 ft. in width: 10 ft.		
Accessory Structure, Minimum (ft)	5 if 600 sf in size or smaller; otherwise same as principal use [5] [6]			
Garage Setback, Minimum	Even with or behind front façade for single family <del>attached and</del> detached dwellings.	N/A		
BLDG. FORM	Height, Maximum (ft/stories) [7]	36/3	36/4, unless part of mixed use development that includes a minimum of 2 floors of residential units, then 50/5	
	Accessory Structure, Size, Maximum	33% of principal use [8]	N/A	

### TYPICAL DEVELOPMENT CONFIGURATION



- 1 Single-family detached dwelling with garage at least 3 feet behind front facade
- 2 Neighborhood-scale commercial use with parking to the rear and pedestrian area in front
- 3 Accessory use located at least 5 feet from any lot line
- 4 Sidewalks behind 6-foot-wide street tree lawns
- 5 Two-story, mixed-use building with four residential dwellings on the second floor
- 6 Shared parking area
- 7 Four live/work units configured as storefronts served by a large pedestrian area
- 8 Outbuilding oriented to the street

PURPOSE AND INTENT

TYPICAL BUILDING TYPES

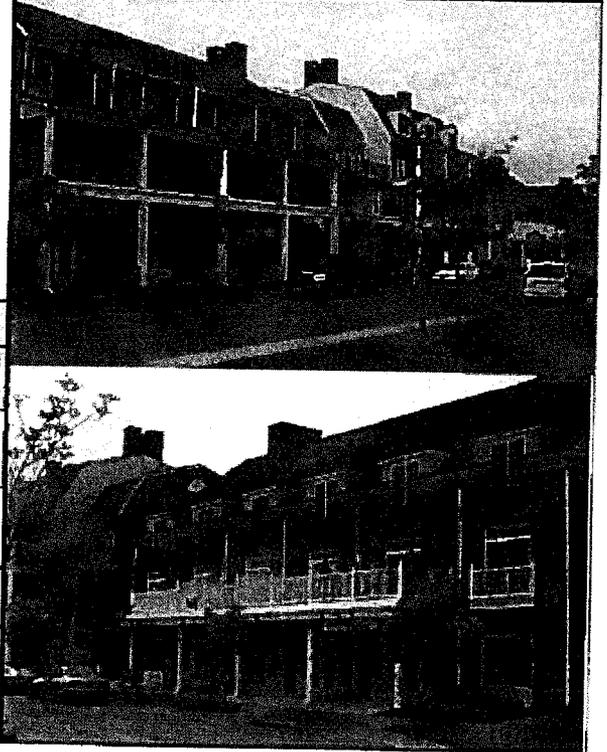
SECTION #: 40.1-3.4(C)

(C) General Mixed-Use (GMU) District

**PURPOSE AND INTENT**

The General Mixed-Use (GMU) district is established to provide a wide variety of professional offices, institutions, and a broad range of light- and moderate intensity commercial uses proximate to residential and more intense business districts so as to satisfy the city's demand for services. These regulations are designed to encourage the formation and continuance of a quiet, compatible, and uncongested mixed-use environment intermingled with residential and institutional uses. Live/work, multi-family, and upper-story residential dwellings, attached residential, and numerous institutional use types are allowed. Offices, community facilities, religious institutions, retail uses and personal services intended to serve the workers and residents in the district are also allowed.

**TYPICAL BUILDING TYPES**



**DIMENSIONAL STANDARDS**

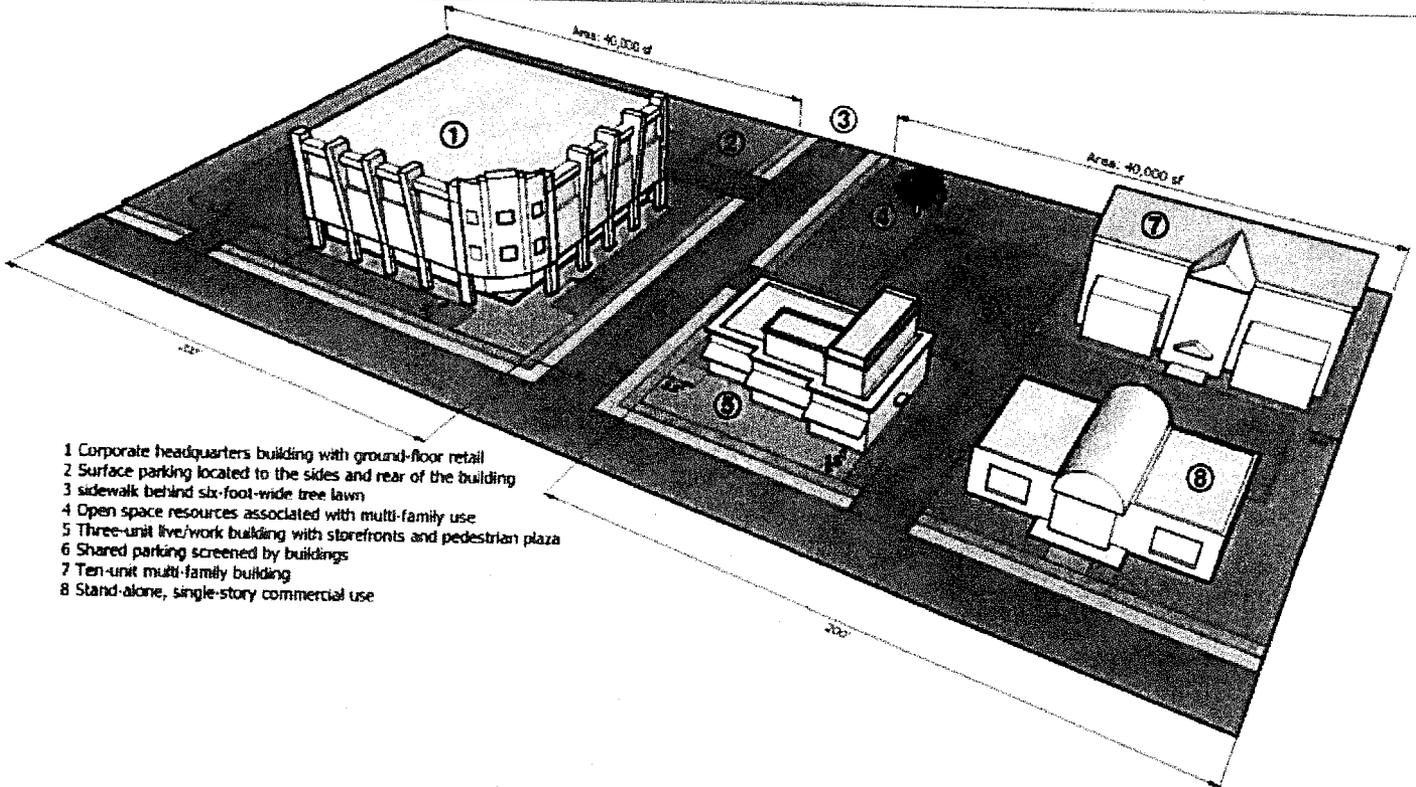
STANDARD		ATTACHED RESIDENTIAL USES	ALL OTHER RESIDENTIAL USES	ALL OTHER USES
DENSITY	Density, Maximum (DU/AC)	N/A	16	N/A
	Intensity, Maximum (FAR)	N/A		0.65
LOT AREA	Lot Size, Minimum (sf)	6,000	10,000 [1]	
	Lot Width, Minimum (ft)	50	100 [1]	100
	Building Coverage, Maximum (%)	55		
REQUIRED YARDS	Front, Minimum (ft) [2]	20	15	
	Side, Minimum [2]	10 ft	5 ft + 5 feet for each building story beyond 3	
	Rear, Minimum [2]	30 ft		
	Corner, Side Minimum (ft) [2]	20	15	
	Accessory Structure, Minimum (ft)	10 if 600 sf in size or smaller; otherwise same as principal use [3] [4]		
	Garage Setback, Minimum (ft)	Even with or behind front façade		N/A
BIDG. FORM	Height, Maximum (ft/stories) [5]	36/3	60/6	75/7
	Accessory Structure Size, Maximum	33% of principal use [6]		

"sf" = square feet; "ft" = feet; "FAR" = floor area ratio; "DU" = dwelling units; "AC" = acre

**NOTES**

- [1] Minimum lot size or lot width shall be applied to the entire development site for multi-family, single-family attached, townhome, and two-to-four family dwellings.
- [2] Yards abutting streets shall be configured to maintain at least 40 linear feet between the centerline of the street and any adjacent building.
- [3] No accessory structure/building may be located between the principal building and any front or side street.
- [4] Accessory structures of two or more stories shall meet the minimum yard requirements for principal uses.
- [5] Accessory structures of 600 sf in size or smaller may not exceed one story (12 ft) in height.
- [6] See Section 40.1-4.4(C)(1), Accessory Dwelling Units, for accessory dwelling unit dimensional requirements.

**TYPICAL DEVELOPMENT CONFIGURATION**



- 1 Corporate headquarters building with ground-floor retail
- 2 Surface parking located to the sides and rear of the building
- 3 sidewalk behind six-foot-wide tree lawn
- 4 Open space resources associated with multi-family use
- 5 Three-unit live/work building with storefronts and pedestrian plaza
- 6 Shared parking screened by buildings
- 7 Ten-unit multi-family building
- 8 Stand-alone, single-story commercial use

SECTION #: 40.1-3.4(D)

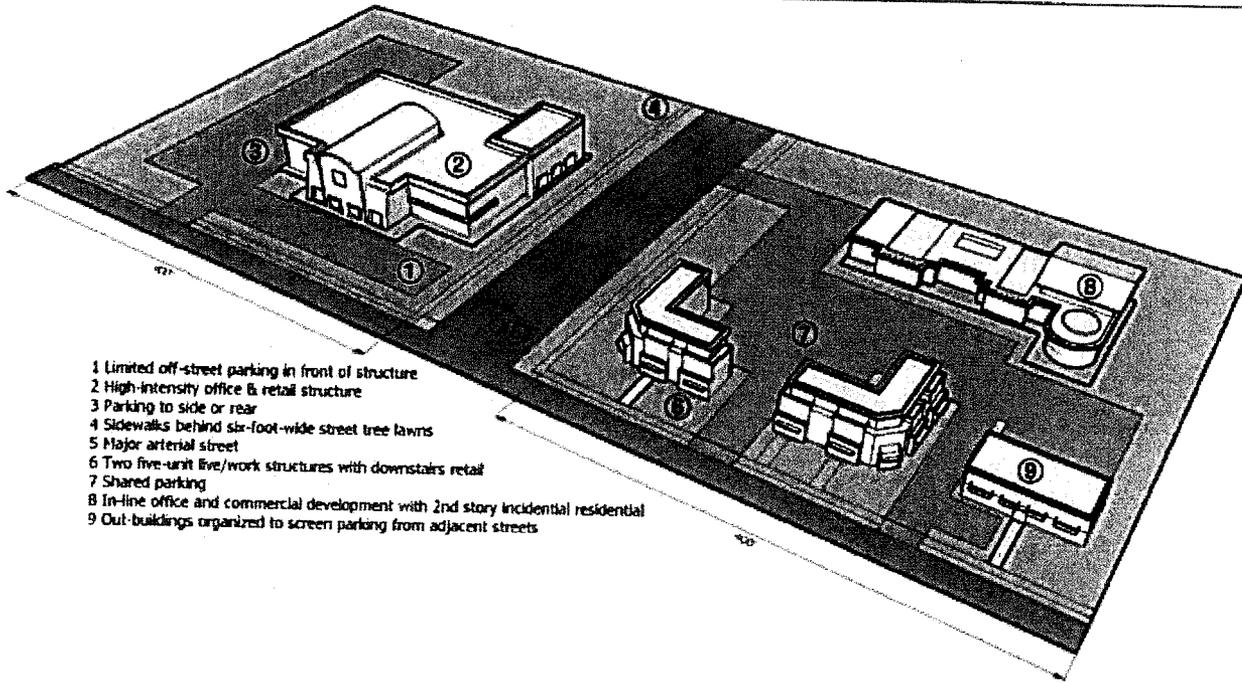
(D) High Intensity Mixed-Use (MU-H) District			
PURPOSE AND INTENT			TYPICAL BUILDING TYPES
<p>The High-Intensity Mixed Use (MU-H) district is established to accommodate a mix and residential and a diverse range of medium- to high-intensity retail, service, and office uses that provide goods and services serving the residents and businesses in the community at large (e.g., large shopping centers, large convenience stores, large retail sales establishments, and heavier commercial uses). The district is typically located along major arterials, at the intersection of arterials. Higher-density residential uses are encouraged on the upper floors of nonresidential establishments, and may exist as stand-alone uses. The district is subject to standards intended to ensure development is compatible with surrounding uses.</p>			
DIMENSIONAL STANDARDS			
STANDARD		ALL RESIDENTIAL USES	ALL OTHER USES
DENSITY	Density, Maximum (DU/AC)	18	N/A
	Intensity, Maximum (FAR)	N/A	0.7
LOT AREA	Lot Size, Minimum (sf)	7,500 [1]	5,000
	Lot Width, Minimum	80 ft, + 5 feet for each additional unit beyond 2 units	50 ft
	Building Coverage, Maximum (%)	70	
REQUIRED YARDS	Front, Minimum (ft)	20	20
	Side, Minimum (ft)	When abutting the end unit of a building: 20 ft; All others: 10 percent of the lot width, up to 20 ft; No side yard shall be less than 5 ft unless part of a zero side lot line development [2]	20, 10 if parcel is less than 100 ft in width
	Rear, Minimum (ft)	20 ft [3]	15
	Corner Side, Minimum (ft)	20, 10 if parcel is less than 100 ft. in width	
	Accessory Structure, Minimum (ft)	5 if 600 sf in size or smaller; otherwise same as principal use [4] [5]	
BLDG. FORM	Height, Maximum (ft/stories) [6]	75/7	
	Accessory Structure Size, Maximum	33% of principal use [7]	

"sf" = square feet; "ft" = feet; "FAR" = floor area ratio; "DU" = dwelling units; "AC" = acre

**NOTES**

- [1] Minimum lot size shall be construed as the entire development site for multi-family, ~~single family attached,~~ townhome, and two-to four family dwellings.
- [2] An additional setback of 5 feet per floor over 2 floors shall be required.
- [3] Rear yards may be reduced to 15 feet when there are no accessory structures or parking spaces in the rear yard.
- [4] No accessory structure/building may be located between the principal building and any front or side street.
- [5] Accessory structures of two or more stories shall meet the minimum yard requirements for principal uses.
- [6] Accessory structures of 600 sf in size or smaller may not exceed one story (12 ft) in height.
- [7] See Section 40.1-4.4(C)(1), Accessory Dwelling Units, for accessory dwelling unit dimensional requirements.

**TYPICAL DEVELOPMENT CONFIGURATION**



- 1 Limited off-street parking in front of structure
- 2 High-intensity office & retail structure
- 3 Parking to side or rear
- 4 Sidewalks behind six-foot-wide street tree lawns
- 5 Major arterial street
- 6 Two five-unit live/work structures with downstairs retail
- 7 Shared parking
- 8 In-line office and commercial development with 2nd story incidental residential
- 9 Out-buildings organized to screen parking from adjacent streets

*Use Tables 40.1-4.1(A) and 40.1-9.2.1 and the Use Table in the Uptown D2 District Form-Based Code, Part 8, Section 802 are hereby amended as follows. Sections of the Use Tables not shown (including Use Table rows not shown) are not hereby amended.*

USE TABLE 40.1-4.1A

TABLE 40.1-4.1(A): USE TABLE

P = PERMITTED USE U = USE PERMIT REQUIRED A = ALLOWED BLANK CELL OR SLASH = PROHIBITED USE

USE CATEGORY	USE TYPE	ZONING DISTRICTS													ADDITIONAL REQUIREMENTS				
		RESIDENTIAL [1]				BUSINESS				ACTIVITY CENTER			SPECIAL [2]						
		N R	G R	U R	U R H	N M U	G M U	M U H	I L	I N	N A C	C A C	R A C	H R		H L O	H L B	P G	W F
RESIDENTIAL USE CLASSIFICATION																			
Household Living	Dwelling, live/work	/	/	P	P	P	P	P	/	/	A	A	A	/	P	P	/	P	40.1-4.3(A)(1)(b)
	Dwelling, multi-family	/	/	U	<u>U</u> R	<u>U</u> R	<u>U</u> R	<u>U</u> R	/	/	A	A	A	U	U	U	/	<del>P</del> U	40.1-4.3(A)(1)(a)
	<del>Dwelling, single-family attached</del>	/	/	U	<u>U</u> R	<u>U</u> R	<u>U</u> R	<u>U</u> R	/	/	A	A	A	U	U	U	/	/	<del>40.1-4.3(A)(1)(c)</del>
	Dwelling, single-family detached	P	P	P	P	P	/	/	/	/	A	A	A	P	P	P	/	/	40.1-4.3(A)(1)(a)
	Dwelling, townhouse	/	/	U	<u>U</u> R	<u>U</u> R	<u>U</u> R	<u>U</u> R	/	/	A	A	A	U	U	<u>U</u> R	/	<u>U</u> R	40.1-4.3(A)(1)(a)
	Dwelling, two- to four-family	/	U	U	P	P	P	P	/	/	A	A	/	U	U	<u>U</u> R	/	/	40.1-4.3(A)(1)(c)
	Dwelling, upper story	/	/	P	P	P	P	P	/	/	A	A	A	/	P	P	/	P	40.1-4.3(A)(1)(a)

USE TABLE 40.1-9.2.1

**TABLE 40.1-9.2.1: USE TABLE**

P = PERMITTED USE    U = USE PERMIT REQUIRED    A= ALLOWED    BLANK CELL or SLASH = PROHIBITED USE

USE CATEGORY	USE TYPE	DISTRICTS					CONDITIONS
		T3	T4	T5	T6	SD	
<b>RESIDENTIAL USE CLASSIFICATION</b>							
Household Living	Dwelling, live/work	/	P	P	P	/	
	Dwelling, multi-family	UR	UR	UR	UR	/	
	Dwelling, single-family attached	R	R	/	/	/	
	Dwelling, single-family detached	P	/	/	/	/	
	Dwelling, townhouse	UR	UR	/	/	/	
	Dwelling, two- to four-family	P	P	/	/	/	
	Dwelling, upper story	/	P	P	P	/	

**UPTOWN D2 DISTRICT FORM-BASED CODE, PART 8, SECTION 802**

P = Permitted Use; U = Allowed with a Use Permit; Blank Space = Prohibited

USE CATEGORY	USE TYPE	General Urban Provisions			Workshop Provisions	Detached House	Conditions
<b>RESIDENTIAL USE CLASSIFICATION</b>							
Household Living	Dwelling, live/work	P	P	P	P		* Above Ground Floor
	Dwelling, multi-family	U	U	U			Allowed ground story only height designation where appropriate
	Dwelling, single-family attached			P		P	
	Dwelling, single-family detached			P		P	
	Dwelling, townhouse			U		U	
	Dwelling, two- to four-family			P		P	
	Dwelling, upper story	P	P	P			