

CHAPTER 9
RESIDENTIAL FLEXIBILITY STANDARDS

Section 1. Purpose.

The purpose of Residential Flexibility Standards is to:

1. Permit more flexible and unique designs that meet community objectives;
2. Permit alternative housing types in selective residential districts;
3. Create larger common green spaces around residential developments; and
4. Improve the appearance of multi-family developments.

Section 2. Applicability.

Residential Flexibility Standards shall only apply to new multi-family structures on 2 acre or greater development parcels in R-4 and R-5 districts. Development must follow the procedures set forth below. Existing structures or lots smaller than 2 acres shall follow the traditional procedures.

Section 3. Required Minimum Standards.

The following table illustrates the bulk requirements for the Flexibility Standards in development.

STANDARD	MINIMUM REQUIREMENTS
1. Front Yard	R-4 30 feet R-5 20 feet
2. Rear Yard	25 feet
3. Minimum side yard of the zoning lot	10 feet
4. Minimum lot width of the zoning lot	150 feet
5. Minimum street frontage of the development parcel	150 feet
6. Separation distance between buildings.	16 feet
7. Minimum separation between principal and accessory structure.	20 feet

Section 4. Review and Approval Process.

All developments using the Residential Flexibility Standards shall follow the site plan review process detailed in Chapter 5.