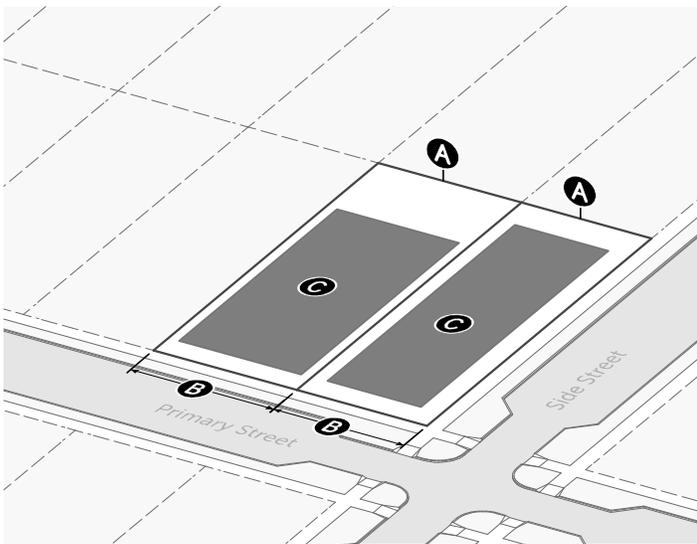


## 2.2.2. R-A RESIDENTIAL A

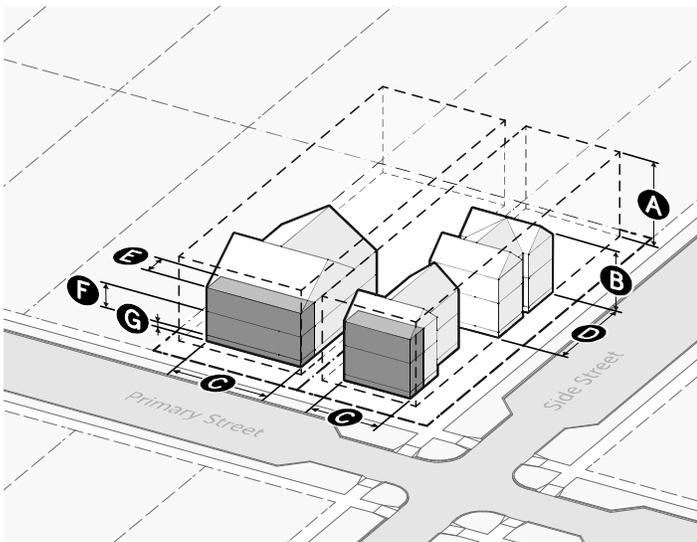
### A. LOT



<b>1. LOT SIZE</b>	<i>Sec. 2.10.2.</i>
<b>A</b> Area (min)	6,000 SF
<b>B</b> Width (min)	
Front access	40'
Side / rear access	25'
<b>2. DENSITY</b>	<i>Sec. 2.10.3.</i>
Dwellings per lot (max)	
Base	3
With bonus: Existing Structure Preservation	4
With bonus: Affordable Dwelling Unit	6
<b>3. COVERAGE</b>	<i>Sec. 2.10.4.</i>
<b>C</b> Building coverage (max)	
Up to 2 units	55%
3 to 4 units	60%
More than 4 units	65%
Building footprint (max)	3,000 SF
Outdoor amenity space (min)	None

<b>4. BUILDING SETBACKS</b>	<i>Sec. 2.10.5.</i>
<b>D</b> Primary street lot line (min/max)	10' / 20' or Existing Range
<b>E</b> Side street lot line (min)	10'
<b>F</b> Side lot line (min)	4'
<b>G</b> Rear / alley lot line (min)	4'
<b>5. BUILD-TO</b>	<i>Sec. 2.10.6.</i>
Build-to width (min)	
<b>H</b> Primary street	50%
Side street	None
<b>6. PARKING LOCATION</b>	<i>Sec. 2.10.8.</i>
Front yard	
Up to 2 units	Driveway only
More than 2 units	Not allowed
Side street yard	
Up to 2 units	Driveway only
More than 2 units	Not allowed
Side yard	Allowed
Rear yard	Allowed

B. BUILDING



1. HEIGHT		Sec. 2.10.9.
<b>A</b> Building height (max stories/feet)		
1 unit		2.5 / 35'
More than 1 unit		3 / 40'
<b>B</b> Side wall height (max)		
1 unit		28'
More than 1 unit		40'
2. MASSING		Sec. 2.10.10.
Building width (max)		
<b>C</b> Primary street		60'
<b>D</b> Side street		70'
<b>E</b> Active depth (min)		9'
3. GROUND STORY		Sec. 2.10.11.
<b>F</b> Ground story height (min)		9'
<b>G</b> Finished floor elevation (min/max)		0' / 6'

	Primary St.	Side St.
4. TRANSPARENCY		
	Sec. 2.10.12.	
<b>H</b> Ground story (min)	20%	15%
<b>I</b> Upper story (min)	10%	10%
<b>J</b> Blank wall width (max)	10'	20'
5. ENTRANCES		
	Sec. 2.10.13.	
<b>K</b> Street-facing entry spacing (max)	40'	60'
Entry feature	Yes	Yes
6. FENCES AND WALLS		
	Sec. 2.10.14.	
Front yard height (max)	4'	
Side street yard height (max)		
Within 3' of lot line	4'	
More than 3' from lot line	6'	