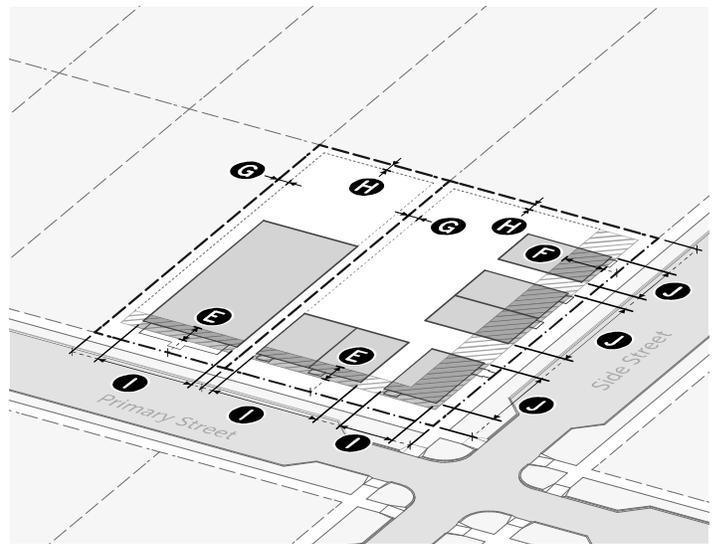
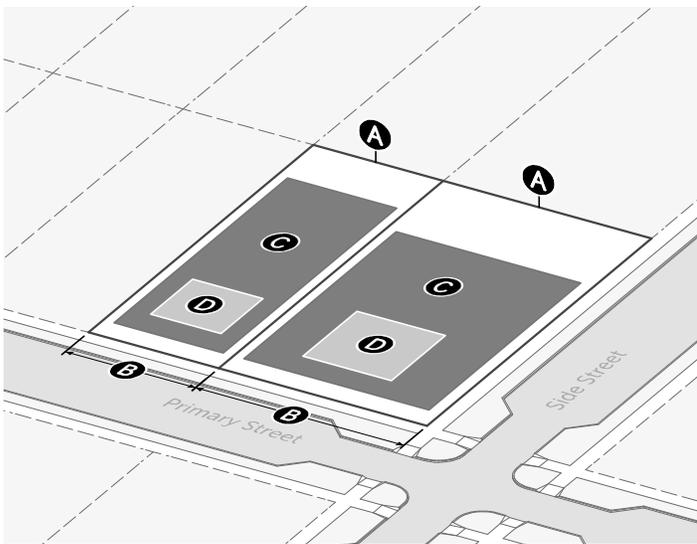


## 2.2.4. R-B RESIDENTIAL B

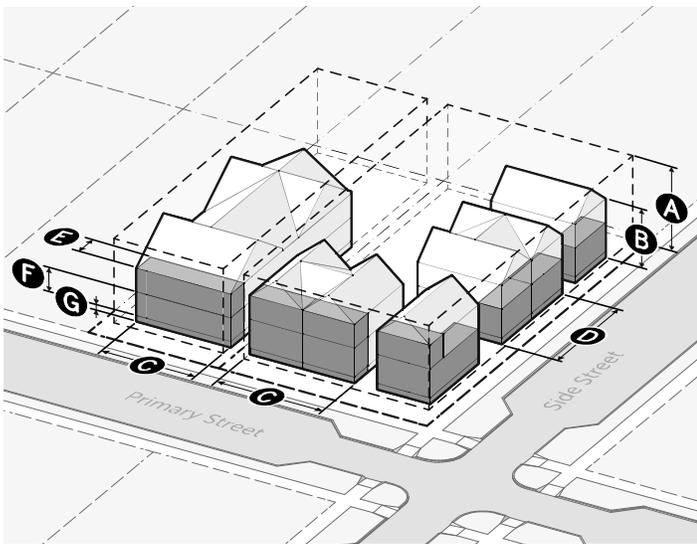
### A. LOT



<b>1. LOT SIZE</b>	<i>Sec. 2.10.2.</i>
<b>A</b> Area (min)	2,500 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	6
With bonus: Existing Structure Preservation	8
With bonus: Affordable Dwelling Unit	12
<b>3. COVERAGE</b>	<i>Sec. 2.10.4.</i>
<b>C</b> Building coverage (max)	
Up to 4 units	60%
5 to 8 units	65%
More than 8 units	70%
Building footprint (max)	3,500 SF
<b>D</b> Outdoor amenity space (min)	10%

<b>4. BUILDING SETBACKS</b>	<i>Sec. 2.10.5.</i>
<b>E</b> Primary street lot line (min/max)	10' / 20' or Existing Range
<b>F</b> Side street lot line (min/max)	5' / 20'
<b>G</b> Side lot line (min)	4'
<b>H</b> Rear / alley lot line (min)	4'
<b>5. BUILD-TO</b>	<i>Sec. 2.10.6.</i>
Build-to width (min)	
<b>I</b> Primary street	65%
<b>J</b> Side street	40%
<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



<b>1. HEIGHT</b>	<i>Sec. 2.10.9.</i>	
<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'
<b>2. MASSING</b>	<i>Sec. 2.10.10.</i>	
Building width (max)		
<b>C</b> Primary street		60'
<b>D</b> Side street		90'
<b>E</b> Active depth (min)		9'
<b>3. GROUND STORY</b>	<i>Sec. 2.10.11.</i>	
<b>F</b> Ground story height (min)		9'
<b>G</b> Finished floor elevation (min/max)		0' / 6'

	<b>Primary St.</b>	<b>Side St.</b>
<b>4. TRANSPARENCY</b>	<i>Sec. 2.10.12.</i>	
<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'
<b>5. ENTRANCES</b>	<i>Sec. 2.10.13.</i>	
<b>K</b> Street-facing entry spacing (max)	40'	60'
Entry feature	Yes	Yes
<b>6. FENCES AND WALLS</b>	<i>Sec. 2.10.14.</i>	
Front yard height (max)	4'	
Side street yard height (max)		
Within 3' of lot line	4'	
More than 3' from lot line	6'	