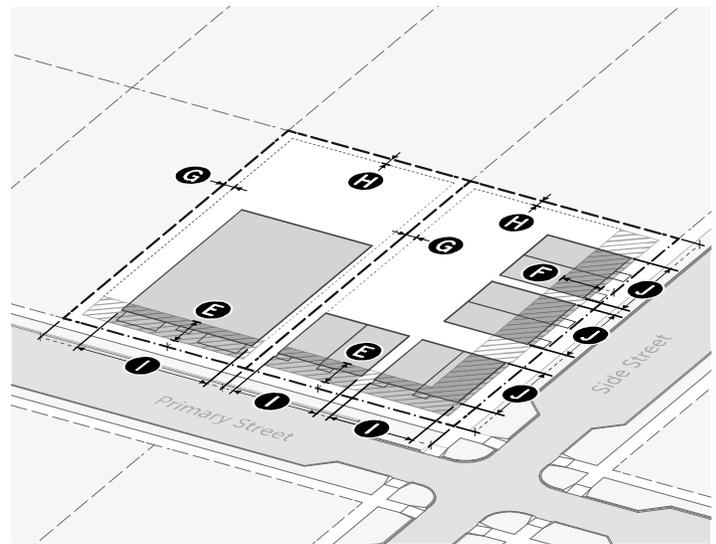
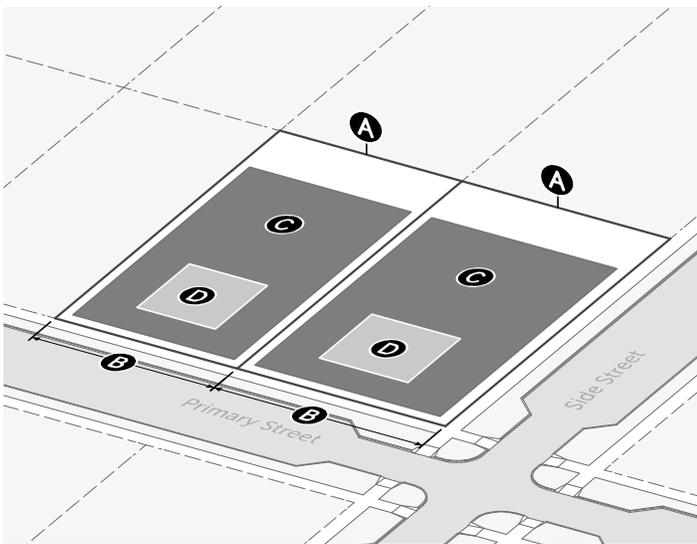


2.2.5. R-C RESIDENTIAL C

A. LOT



1. LOT SIZE	<i>Sec. 2.10.2.</i>
A Area (min)	2,500 SF
B Width (min)	
Front access	40'
Side / rear access	25'
2. DENSITY	<i>Sec. 2.10.3.</i>
Dwellings per lot (max)	
Base	8
With bonus: Existing Structure Preservation	10
With bonus: Affordable Dwelling Unit	12
3. COVERAGE	<i>Sec. 2.10.4.</i>
C Building coverage (max)	
Up to 8 units	65%
More than 8 units	70%
Building footprint (max)	4,000 SF
D Outdoor amenity space (min)	10%

4. BUILDING SETBACKS	<i>Sec. 2.10.5.</i>
E Primary street lot line (min/max)	10' / 20' or Existing Range
F Side street lot line (min/max)	5' / 20'
G Side lot line (min)	4'
H Rear / alley lot line (min)	4'
5. BUILD-TO	<i>Sec. 2.10.6.</i>
Build-to width (min)	
I Primary street	65%
J Side street	40%
6. PARKING LOCATION	<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	<i>Sec. 2.10.9.</i>	
A Building height (max stories/feet)		
Base	3.5 / 40'	
Bonus: Affordable Dwelling Unit	4 / 52'	
2. MASSING	<i>Sec. 2.10.10.</i>	
Building width (max)		
B Primary street	70'	
C Side street	100'	
D Active depth (min)	9'	
3. GROUND STORY	<i>Sec. 2.10.11.</i>	
E Ground story height (min)	9'	
F Finished floor elevation (min/max)	0' / 6'	

	Primary St.	Side St.
4. TRANSPARENCY	<i>Sec. 2.10.12.</i>	
G Ground story (min)	20%	15%
H Upper story (min)	10%	10%
I Blank wall width (max)	10'	20'
5. ENTRANCES	<i>Sec. 2.10.13.</i>	
J Street-facing entry spacing (max)	40'	60'
Entry feature	Yes	Yes
6. FENCES AND WALLS	<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'	