

7.2.209: R-FLEX MEDIUM:

A. Purpose: The R-Flex Medium zone district accommodates a mix of detached and attached low- to medium-density housing up to a maximum residential density of five (5) to sixteen (16) dwelling units per acre. A mix of dwelling and/or lot types, building forms and architecture, and design is strongly encouraged to break up monotony and provide a variety of housing options. The layout of permitted housing types and densities shall be as shown in a Land Use Plan approved pursuant to Section 7.5.514 (Land Use Plan). Land uses are as indicated in Table 7.3.2-A (Base and NNA-O District Use Table).



B. Dimensional Standards: The following table is a summary of key district-specific dimensional standards. Complete dimensional standards, including standards for accessory structures, are included in Part 7.4.2 (Dimensional Standards) and Section 7.3.304 (Accessory Uses).

Table 7.2.2-I		
R-Flex Medium: Lot and Building Standards		
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R-Flex Medium: Lot and Building Standards		
Density and Lot Standards		
	Residential density range of area included in Land Use Plan	5 - 16 du/ac
	Lot area (minimum)	
	<i>Residential uses</i>	1,500 sf per du
	<i>Non-residential uses</i>	N/A
	Lot width (minimum)	
	<i>Residential structures</i>	20 ft per du
	<i>Non-residential uses</i>	N/A
Setbacks (minimum)		
A	Front	
	<i>All residential structures except garages</i>	10 ft
	<i>Street-loaded garage [1]</i>	20 ft (see Table 7.4.2-B)
	<i>Non-residential structures, frontage</i>	Min: 5 ft; Max: 20 ft
B	Side	
	<i>Interior, residential use</i>	1 ft minimum with 6 ft combined both sides, or 0 ft if attached
	<i>Corner lot side street, residential use</i>	15 ft
	<i>Interior, non-residential use</i>	10 ft
	<i>Corner lot side street, non-residential use</i>	20 ft
C	Rear	
	<i>All residential structures</i>	10 ft
	<i>Detached Garage or Carport</i>	5 ft from property line adjacent to the alley or from the edge of any access easement
	<i>Non-residential use</i>	15 ft

Height (maximum)		
D	Building height	45 ft
Notes: [1] If no sidewalk exists, the distance is measured from 5 ft behind the curb line.		

C. Additional Standards:

1. Each Development Plan or Phasing Plan based off the approved Land Use Plan shall meet the established density of the district.
2. Each development shall comply with all applicable standards relating to Compact Lots in this UDC.
3. Reference Part 7.3.3for additional use-specific standards.(Ord. 23-03)