SANDY SPRINGS
GEORGIA

CITY COUNCIL AGENDA ITEM

TO: Mayor & City Council **DATE:** October 20, 2010

FROM: John McDonough, City Manager

AGENDA ITEM: **TA10-012** - An Ordinance to Amend Article 7, Two Family and Multifamily District Regulations, of the Sandy Springs Zoning Ordinance

MEETING DATE: For Submission onto the November 2, 2010, City Council Work Session Meeting Agenda

BACKGROUND INFORMATION: (Attach additional pages if necessary)

See attached:

Memorandum
Ordinance

APPROVAL BY CITY MANAGER: JM *APPROVED*

_____ *NOT APPROVED*

PLACED ON AGENDA FOR: 11/2/2010

CITY ATTORNEY APPROVAL REQUIRED: (✓) *YES* ( ) *NO*

CITY ATTORNEY APPROVAL: GM

REMARKS:

7840 Roswell Road, Building 500 • Sandy Springs, Georgia 30350 • 770.730.5600 • 770.206.1420 fax • www.sandyspringsga.org

SANDY SPRINGS
GEORGIA

To: John McDonough, City Manager

From: Blake J. Dettwiler, AICP, Director of Community Development BD

Date: October 26, 2010 for Submission onto the November 2, 2009 City Council Work Session

Subject: Proposed TA10-012, An Ordinance to Amend Article 7, Two Family and Multifamily District Regulations, of the Sandy Springs Zoning Ordinance

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Please find enclosed a proposed text amendment to Article 7, Two Family and Multifamily District Regulations, with corresponding mark-up.

Background:
Staff has had issues regarding the City's Zoning Ordinance. Therefore, it has been determined that the Zoning Ordinance should be reviewed in its entirety to ameliorate these issues and provide clarification of the current text.

Discussion:
Staff has determined to revise Article 7, Two Family and Multifamily District Regulations of the City's Zoning Ordinance as part of the comprehensive overhaul of the ordinance.

Planning Commission Recommendation:
The Planning Commission heard the amendment at the October 21, 2010 meeting and recommended approval as presented by staff (6-0, Thatcher, Pond, Maziar, Rubenstein, Rupnow, and Tart for; Duncan not voting).

Alternatives:
The City Council could choose to not recommend the changes prepared by staff.

cc: Wendell K. Willard, City Attorney

7840 Roswell Road, Building 500 • Sandy Springs, Georgia 30350 • 770.730.5600 • 770.393.0244 fax • www.sandyspringsga.org

~~ADOPTED BY MAYOR AND CITY COUNCIL, DECEMBER 27, 2005~~

ARTICLE VII

SECTION 7.1

R-6 TWO FAMILY DWELLING DISTRICT

7.1.1. R-6 DISTRICT SCOPE AND INTENT. Regulations set forth in this ~~Section~~ **section** are the R-6 ~~District~~ **district** regulations. Article XIX should be consulted to determine uses and minimum standards for uses allowed by ~~Administrative~~ **administrative** ~~Permit~~ **permit** or ~~Use~~ **use** ~~Permit~~**permit**. The R-6 ~~District~~ **district** is intended to provide land areas devoted to medium density, single ~~-~~family and two **(2)** family ~~dwellings~~**dwelling units**. Land areas zoned R-6 are further intended to provide a ~~-~~transition between low and high density dwelling areas or between low density dwelling areas and nonresidential areas.

7.1.2. USE REGULATIONS. Within the R-6 ~~District~~**district**, land and structures shall be used in accordance with standards herein. Any use not specifically designated as a permitted use in this section or as a use allowed by ~~Administrative~~ **administrative** ~~Permit~~ **permit** or ~~Use~~ **use** ~~Permit~~ **permit** shall be prohibited.

A. Permitted Uses. ~~Structures and~~**A building or** land may be used for ~~only~~ the following purposes:

1. Single family dwelling **unit**

2. Agriculture, general and specialized farming, initiated prior to March 7, 1990, including: horticulture, plant nursery, dairy farming, truck gardening and poultry raising;~~-~~ provided, however, that **an** agricultural building~~s~~ must be at least **two hundred (**200**)** feet from all side and rear property lines, and **further provided** that no products shall be offered for sale on land so utilized.

3. Two **(2)** family dwelling **units**

B. Accessory Uses. ~~-~~A ~~structure~~ **building** or land may be used for uses customarily incidental to any permitted use and ~~a~~ **the principal** dwelling **unit** may be used for a home occupation.

C. **Additional Uses. Additional uses may be allowed by administrative or use permit, pursuant to Article XIX of this Ordinance.**

7.1.3. DEVELOPMENT STANDARDS.

A. **Height Regulations:**

No building shall exceed forty (40) feet in height.

B. **Minimum Front Yard:**

Twenty-five (25) feet

C. **Minimum Side Yard:**

Seven (7) feet adjacent to interior lot line
Twenty (20) feet adjacent to street

D. **Minimum Rear Yard:**

Twenty (20) feet

E. **Minimum Lot Area:**

Nine thousand (9,000) square feet

F. **Minimum Lot Width:**

Seventy (70) feet

G. **Minimum Lot Frontage:**

Thirty-five (35) feet adjoining a street

H. **Minimum Heated Floor Area:**

Single family - One thousand (1,000) square feet on ground level for less than two (2) stories

One thousand one hundred (1,100) square feet for two (2) stories or more than two (2) stories with eight hundred (800) square feet on the ground floor

I. **Minimum Accessory Structure Requirements:**

Accessory structures may be located in rear or side yards only but shall not be located within a minimum yard.

~~A. Height Regulations. No building shall exceed forty (40) feet in height.~~

~~B. Minimum Front Yard - 25 feet~~

~~C. Minimum Side Yard~~

~~- 7 feet adjacent to interior lot line~~
~~- 20 feet adjacent to street~~

~~D. Minimum Rear Yard - 20 feet~~

~~E. Minimum Lot Area - 9,000 square feet~~

~~F. Minimum Lot Width - 70 feet~~

~~G. Minimum Lot Frontage - 35 feet adjoining a street~~

~~H. Minimum Heated Floor Area Per Unit~~

~~Single family – 1, 000 square feet on ground level for less than two story~~

~~1,100 square feet for two-story or more than two-story dwelling with 800 square feet on ground floor.~~

~~I. Minimum Accessory Structure Requirements~~

~~Accessory structures may be located in rear or side yards but shall not be located within a minimum yard.~~

7.1.4. OTHER REGULATIONS. The headings below contain provisions applicable to the R-6 ~~District~~**district**:

A. Development Regulations, Chapter 103, Code

B. Exceptions, Section 4.3., Zoning Ordinance

C. Floodplain Management, Chapter 109, Article II, Code

D. Off Street Parking and Loading, Article XVIII, Zoning Ordinance

E. Outside Storage, Section 4.2., Zoning Ordinance

F. Tree Conservation Ordinance, Administrative Standards and Best

Management Practices, Section 4.23., Zoning Ordinance

G. River Protection, Metropolitan River Protection Act

H. Signs, Article XXXIII, Zoning Ordinance

~~Development Regulations. Article XXXIV~~
~~Exceptions. Section 4.3~~
~~Floodplain Management. Section 4.24~~
~~Off Street Parking and Loading. Article XVIII~~
~~Outside Storage. Section 4.2~~
~~Landscape Area and Buffer Regulations. Section 4.23~~
~~River Protection. Metropolitan River Protection Act~~
~~Signs. Article XXXIII~~

ARTICLE VII

SECTION 7.2

TR TOWNHOUSE RESIDENTIAL DISTRICT

7.2.1. TR DISTRICT SCOPE AND INTENT. Regulations set forth in this ~~Section~~ **section** are the TR ~~District~~ **district** regulations. Article XIX should be consulted to determine uses and minimum standards for uses allowed by ~~Administrative~~ **administrative** ~~Permit~~ **permit** or ~~Use~~ **use** ~~Permit~~**permit**. The TR ~~District~~ **district** is intended to provide land areas devoted to medium density uses consisting of single-family and multi-family dwelling~~s~~ **units**. Land areas zoned TR are further intended to provide a transition between low density and higher density residential areas or between low density residential and non-residential areas. The TR ~~District~~ **district** is intended to:

A. Encourage the provision of usable open space and recreation areas as part of a living environment.

B. Be located primarily in areas near or adjacent to single family areas.

C. Be located so as to provide a transition between single family areas and nonresidential areas.

D. Be located near retail shopping and major thoroughfares.

E. Encourage home ownership.

7.2.2. USE REGULATIONS. Within the TR ~~District~~**district**, land and structures shall be used in accordance with standards herein. Any use not specifically designated as a permitted use in this section or as a use allowed by ~~Administrative~~ **administrative** ~~Permit~~ **permit** or ~~Use~~ **use** ~~Permit~~ **permit** shall be prohibited.

A. Permitted Uses. ~~Structures and~~**A building or** ~~-~~land may be used for ~~only~~ the following purposes:

1. Single ~~-~~family dwelling **unit**
2. Two **(2)** family dwelling **unit**
3. Townhouse **dwelling unit**

B. ~~B.~~ Accessory Uses. ~~-~~A ~~structure~~ **building** or land may be used for uses customarily incidental to any permitted use and ~~a~~ **the principal** dwelling **unit** may be used for a home occupation.

C. Additional Uses. Additional uses may be allowed by administrative or use

permit, pursuant to Article XIX of this Ordinance.

7.2.3. DEVELOPMENT STANDARDS.

A. Height Regulations:

No building shall exceed forty (40) feet in height.

B. Minimum Lot Area or Land Area Per Unit:

Nine (9) units per gross acre

C. Minimum Lot Width:

Twenty (20) feet

D. Minimum TR Development Frontage:

Thirty-five (35) feet

E. Minimum Lot Frontage:

Twenty (20) feet adjoining a street except up to thirty-five (35) feet may be required whenever the Director of Public Works requires the extra width to protect catch basins.

F. Minimum Heated Floor Area Per Unit:

One thousand one hundred (1,100) square feet

G. Minimum Perimeter Setbacks for the Entire TR Development:

1. Minimum Front Yard – Forty (40) feet

2. Minimum Side Yard

Thirty (30) feet adjacent to interior lot line
Forty (40) feet adjacent to street

3. Minimum Rear Yard – Thirty-five (35) feet

H. Minimum Perimeter Setbacks When One (1) Building Per Lot:

1. Minimum Front Yard – Twenty (20) feet from right-of-way

2. **Minimum Side Yard**

Seven (7) feet adjacent to interior lot line, except that up to a seven (7) foot encroachment and maintenance easement may be provided on adjacent parcels, in combination with or in lieu of a side yard, such that a minimum building separation of fourteen (14) feet is maintained.

Fifteen (15) feet adjacent to street

3. **Minimum Rear Yard – Twenty-five (25) feet**

I. **Minimum Accessory Structure Requirements:**

Single family and two (2) family dwelling units – Accessory structures may be located in rear or side yards only but shall not be located within a minimum yard.

Townhouse dwelling units - Accessory structures may be located within the side or rear yards only but not within minimum perimeter setbacks or minimum yards.

~~A. Height Regulations. No building shall exceed forty (40) feet in height.~~

~~B. Minimum Lot Area or Land Area Per Unit - 2,000 square feet~~

~~C. Maximum Density - 9 units per gross acre~~

~~D. Minimum Lot Width - 20 feet~~

~~E. Minimum TR Development Frontage - 35 feet~~

~~F. Minimum Lot Frontage~~

~~- 20 feet adjoining a street except up to 35 feet may be required whenever the Director of Public Works requires the extra width to protect catch basins.~~

~~G. Minimum Heated Floor Area Per Unit - 1,100 square feet~~

~~H. Minimum Perimeter Setbacks for the Entire TR Development.~~

~~1. Minimum Front Yard - 40 feet~~

~~2. Minimum Side Yard~~

~~- 30 feet adjacent to interior line.~~
~~- 40 feet adjacent to street~~

~~3. Minimum Rear Yard - 35 feet~~

~~I. Minimum Interior Setbacks When One Building Per Lot~~

~~1. Minimum Front Yard - 20 feet from right-of-way~~

~~2. Minimum Side Yard~~

~~- 7 feet adjacent to interior lot line, except that up to a 7-foot encroachment and maintenance easement may be provided on adjacent parcels, in combination with or in lieu of a side yard, such that a minimum building separation of 14 feet is maintained.~~

~~- 15 feet adjacent to street.~~

~~3. Minimum Rear Yard - 25 feet~~

~~J. Minimum Accessory Structure Requirements~~

~~Single Family and Two Family Uses - Accessory structures may be located in the rear and side yards only but shall not be located within a minimum yard.~~

~~Townhouse accessory structures may be located within the side or rear yards only but not within minimum perimeter setbacks or minimum yards.~~

~~A.~~**J.** ~~K.~~ Maximum Lot Coverage**:**

The area of the footprint of all buildings and parking shall not exceed **fifty** (50) percent of the total land area.

K. ~~L.~~ Minimum Building Separation When More Than One **(1)** Building Per Lot**:**

All building separations shall be as specified by the ~~Standard~~ **International** Building Code.

L. ~~M.~~ Other Minimum Standards

1. No more than twenty **(20)** dwelling units shall form a single building.

2. Setbacks and roof lines shall be varied by at least **two (2)**~~2~~ feet so that no more than **three (3)**~~3~~ adjoining dwelling~~s~~ **units** within a single building shall have the same front setback or roof line.

7.2.4. TR DISTRICT SUBDIVISION. In the TR ~~Zoning District~~**district**, dwelling **units**~~s~~ proposed to be sold with the lot upon which the dwelling **unit** is located shall comply with the Subdivision Regulations of ~~Sandy Springs~~**the City**.

7.2.5. OTHER REGULATIONS. The headings below contain provisions applicable to the TR ~~District~~**district**:

A. Development Regulations, Chapter 103, Code

B. Exceptions, Section 4.3., Zoning Ordinance

C. Floodplain Management, Chapter 109, Article II, Code

D. Off Street Parking and Loading, Article XVIII, Zoning Ordinance

E. Outside Storage, Section 4.2., Zoning Ordinance

F. Tree Conservation Ordinance, Administrative Standards and Best Management Practices, Section 4.23., Zoning Ordinance

G. River Protection, Metropolitan River Protection Act

H. Signs, Article XXXIII, Zoning Ordinance

~~Development Regulations. Article XXXIV~~
~~Exceptions. Section 4.3~~
~~Floodplain Management. Section 4.24~~
~~Off Street Parking and Loading. Article XVIII~~
~~Outside Storage. Section 4.2~~
~~Landscape Area and Buffer Regulations. Section 4.23~~
~~River Protection. Metropolitan River Protection Act~~
~~Signs. Article XXXIII~~

ARTICLE VII

SECTION 7.3

A MEDIUM DENSITY APARTMENT DISTRICT

7.3.1. A DISTRICT SCOPE AND INTENT. Regulations set forth in this ~~Section~~ **section** are the A ~~District~~ **district** regulations. Article XIX should be consulted to determine uses and minimum standards for uses allowed by ~~Administrative~~ **administrative** ~~P~~**p**ermit or ~~Use~~ **use** ~~Permit~~**permit**. The A ~~District~~ **district** is intended to provide land areas for medium density apartment dwellings which will:

A. Encourage attractive apartment development.~~;~~

B. Encourage the provision of recreation areas and facilities.~~, and~~

C. Be located in areas of moderate to intense development near retail shopping, schools and major thoroughfares.

D. Be located so as to provide a transition between moderate density residential areas and high density residential areas or between moderate density residential areas and nonresidential areas.

7.3.2. USE REGULATIONS. Within the A ~~District~~**district**, land and structures shall be used in accordance with standards herein. Any use not specifically designated as a permitted use in this section or as a use allowed by ~~Administrative~~ **administrative** ~~Permit~~ **permit** or ~~Use~~ **use** ~~Permit~~ **permit** shall be prohibited.

A. Permitted Uses. ~~Structures~~ **A building or**~~and~~ land may be used for ~~only~~ the following purposes:

1. Single family dwelling **unit**
2. Two **(2)** family dwelling **unit**
3. Multi-family dwelling **unit**
4. Rooming ~~House~~ **house** and ~~Boarding~~ **boarding** ~~House~~**house**
5. ~~Convalescent Home/~~Nursing ~~Home~~**home and h/**~~H~~ospice
6. Personal ~~Care~~ **care** ~~Home~~**home/assisted living**
7. Medical ~~Related~~ **related** ~~Lodging~~ **lodging**
8. Group ~~Residence~~**residence/shelter**

B. ~~B.~~ Accessory Uses.~~-~~ A ~~structure~~ **building** or land may be used for uses customarily incidental to any permitted use and ~~a~~ **the principal** dwelling **unit** may be used for a home occupation.

C. **Additional Uses. Additional uses may be allowed by administrative or use permit, pursuant to Article XIX of this Ordinance.**

7.3.3. DEVELOPMENT STANDARDS.

~~A.~~

A. **Height Regulations:**

A building shall be no higher than forty-five (45) feet or three (3) stories, whichever is higher, except when a use permit to exceed the maximum height is approved.

B. **Minimum Front Yard:**

Forty (40) feet from right-of-way

C. **Minimum Side Yard:**

Twenty-five (25) feet adjacent to interior lot line
Forty (40) feet adjacent to street

D. **Minimum Rear Yard:**

Twenty-five (25) feet

E. **Minimum Land Area or Lot Size Per Unit:**

Two thousand (2,000) square feet

F. **Minimum Width:**

Two hundred (200) feet throughout depth from front to rear lot line

G. **Minimum Lot Frontage:**

Thirty-five (35) feet adjoining a street

H. **Maximum Density:**

Fourteen (14) units per gross acre

I. **Minimum Heated Floor Area Per Unit:**

Single family dwelling unit - One thousand one hundred (1,100) square feet

Two (2) family dwelling units – Eight hundred (800) square feet
Efficiency or studio – Four hundred fifty (450) square feet
All other multifamily – Seven hundred (700) square feet

J. Minimum Accessory Structure Requirements:

Single family and two (2) family uses – Accessory structures may be located in the rear and side yards only but shall not be located within a minimum yard.

Multifamily uses - Accessory structures may be located in the rear yard only but shall not be located within a minimum yard.

K. Maximum Lot Coverage:

The area of the footprint of all buildings and parking shall not exceed forty (40) percent of the total land area.

L. Minimum Building Separation:

All building separations shall be as specified by the International Building Code.

~~Height Regulations. Buildings shall be no higher than 45 feet or 3 stories, whichever is higher, except when a use permit to exceed the maximum height is approved.~~

~~B. Minimum Front Yard - 40 feet from right-of-way~~

~~C. Minimum Side Yard~~

~~- 25 feet adjacent to interior lot line~~
~~- 40 feet adjacent to street~~

~~D. Minimum Rear Yard - 25 feet~~

~~E. Minimum Land Area or Lot Size Per Unit - 2,000 square feet~~

~~F. Minimum Width - 200 feet throughout depth from front to rear lot line~~

~~G. Minimum Lot Frontage - 35 feet adjoining a street~~

~~H. Maximum Density - 14 units per gross acre~~

~~I. Minimum Heated Floor Area Per Unit~~

~~Single family – 1,100 square feet~~
~~Two family - 800 square feet~~
~~Efficiency or Studio - 450 square feet~~
~~All other Multi-family - 700 square feet~~

~~J. Minimum Accessory Structure Requirements~~

~~Single Family and Two Family Uses - Accessory structures may be located in the rear and side yards only but shall not be located within a minimum yard.~~

~~Multi-family Uses - Accessory structures may be located in the rear yard only but shall not be located within a minimum yard.~~

~~K. Maximum Lot Coverage~~

~~The area of the footprint of all buildings and parking shall not exceed 40 percent of the total land area.~~

~~L. Minimum Building Separation~~

~~All building separations shall be as specified by the Standard Building Code.~~

7.3.4. ~~"A"~~A DISTRICT SUBDIVISION. In the A ~~Zoning D~~district, ~~dwellings~~ **dwelling units** proposed to be sold with the lot upon which the dwelling **unit** is located shall comply with the Subdivision Regulations of ~~Sandy Springs~~**the City**.

7.3.5. OTHER REGULATIONS. The headings below contain provisions applicable to the A ~~District~~**district**.

A. Development Regulations, Chapter 103, Code

B. Exceptions, Section 4.3., Zoning Ordinance

C. Floodplain Management, Chapter 109, Article II, Code

D. Off Street Parking and Loading, Article XVIII, Zoning Ordinance

E. Outside Storage, Section 4.2., Zoning Ordinance

F. Tree Conservation Ordinance, Administrative Standards and Best Management Practices, Section 4.23., Zoning Ordinance

G. River Protection, Metropolitan River Protection Act

H. Signs, Article XXXIII, Zoning Ordinance

~~A. Development Regulations. Article XXXIV~~
~~Exceptions. Section 4.3~~
~~Floodplain Management. Section 4.24~~
~~Off Street Parking and Loading. Article XVIII~~
~~Outside Storage. Section 4.2~~
~~Landscape Area and Buffer Regulations. Section 4.23~~
~~River Protection. Metropolitan River Protection Act~~
~~Signs. Article XXXIII~~
~~Noise Study Report, Article 28.4.7.~~

ARTICLE VII

SECTION 7.4

A-L APARTMENT LIMITED DWELLING DISTRICT

7.4.1. A-L DISTRICT SCOPE AND INTENT. Regulations in this ~~Section~~ **section** are the A-L ~~District~~ **district** regulations. Article XIX should be consulted to determine uses and minimum standards for uses allowed by ~~Administrative~~ **administrative** ~~Permit~~ **permit** or ~~Use~~ **use** ~~Permit~~**permit**. The A-L ~~District~~ **district** is intended to provide land areas for high to very high density apartment dwellings which will:

A. Encourage attractive apartment living opportunities.~~;~~

B. Encourage the provision of recreation areas and facilities.~~; and~~

C. Be located in areas of intense development near retail shopping, schools and major thoroughfares.

D. Be located so as to provide a transition between medium density residential areas and nonresidential areas.

7.4.2. USE REGULATIONS. Within the A-L ~~District~~**district**, land and structures shall be used in accordance with standards herein. Any use not specifically designated as a permitted use in this section or as a use allowed by ~~Administrative~~ **administrative** ~~Permit~~ **permit** or ~~Use~~ **use** ~~Permit~~ **permit** shall be prohibited.

A. Permitted Uses. ~~Structures and~~**A building or** land may be used for only the following purposes:

1. ~~1.~~ Multi-family dwelling **unit**~~;~~

2. Any use permitted in the A district~~;~~

B. ~~B.~~ Accessory Uses.~~-~~ A ~~structure~~ **building** or land may be used for uses customarily incidental to any permitted use and ~~a~~ **the principal** dwelling **unit** may be used for a home occupation. Accessory retail and service uses such as restaurants, gift shops, flower shops, snack bars, barber shops, and beauty shops shall be located wholly within principal buildings with no outdoor advertising.

C. Additional Uses. Additional uses may be allowed by administrative or use permit, pursuant to Article XIX of this Ordinance.

7.4.3. DEVELOPMENT STANDARDS.

~~A.~~

A. **Height Regulations:**

A building shall be no higher than sixty (60) feet or four (4) stories, whichever is higher, except when a use permit to exceed the maximum height is approved.

B. **Minimum Front Yard:**

Forty (40) feet from right-of-way

C. **Minimum Side Yard:**

Twenty (20) feet adjacent to interior side lot line
Forty (40) feet adjacent to street

D. **Minimum Rear Yard:**

Twenty (20) feet

E. **Minimum Width:**

None

F. **Minimum Lot Frontage:**

Thirty-five (35) feet adjoining a street

G. **Minimum Heated Floor Area:**

Three (3) bedroom apartments – Seven hundred (700) square feet
Two (2) bedroom apartments – Six hundred (600) square feet
One (1) bedroom apartments – Five hundred (500) square feet
Efficiency or studio apartments – Four hundred (400) square feet

H. **Minimum Accessory Structure Requirements:**

Accessory structures shall not be located in the minimum front yard.

I. **Maximum Lot Coverage:**

The area of the footprint of all buildings and parking shall not exceed seventy (70) percent of the total land area.

J. Minimum Building Separation:

All building separations shall be as specified by the International Building Code.

K. Outdoor Recreation:

Outdoor area consisting of not less than ten (10) percent of the gross land area shall be provided for recreation.

~~A. Height Regulations. Buildings shall be no higher than 60 feet or 4 stories, whichever is higher except when a Use Permit to exceed the maximum height is approved.~~

~~B. Minimum Front Yard - 40 feet~~

~~C. Minimum Side Yard -~~

~~Adjacent to interior side line - 20 feet~~
~~Adjacent to street side line - 40 feet~~

~~D. Minimum Rear Yard - 20 feet~~

~~E. Minimum Width - None~~

~~F. Minimum A-L Lot Frontage - 35 feet adjoining a street.~~

~~G. Minimum Heated Floor Area~~

~~Three bedroom apartments~~	~~700 square feet~~
~~Two bedroom apartments~~	~~600 square feet~~
~~One bedroom apartments~~	~~500 square feet~~
~~Efficiency or studio apartments~~	~~400 square feet~~

~~H. Minimum Accessory Structure Requirements~~

~~Accessory structures shall not be located in the minimum front yard.~~

~~I. Maximum Lot Coverage~~

~~The area of the footprint of all buildings and parking shall not exceed 70 percent of the total land area.~~

~~J. Minimum Building Separation~~

~~All building separations shall be as specified by the Standard Building Code.~~

~~K. Outdoor Recreation~~

~~Outdoor area consisting of not less than 10 percent of the gross land area shall be provided for recreation.~~

7.4.4. OTHER REGULATIONS. The headings below contain provisions applicable to the A-L ~~District~~**district**.

A. Development Regulations, Chapter 103, Code

B. Exceptions, Section 4.3., Zoning Ordinance

C. Floodplain Management, Chapter 109, Article II, Code

D. Off Street Parking and Loading, Article XVIII, Zoning Ordinance

E. Outside Storage, Section 4.2., Zoning Ordinance

F. Tree Conservation Ordinance, Administrative Standards and Best Management Practices, Section 4.23., Zoning Ordinance

G. River Protection, Metropolitan River Protection Act

H. Signs, Article XXXIII, Zoning Ordinance

~~Development Regulations. Article XXXIV~~
~~Signs. Article XXXIII Exceptions. Section 4.3~~
~~Floodplain Management. Section 4.24~~
~~Off Street Parking and Loading. Article XVIII~~
~~Outside Storage. Section 4.2~~
~~Landscape Area and Buffer Regulations. Section 4.23~~
~~River Protection. Metropolitan River Protection Act~~
~~Noise Study Report, Article 28.4.7.~~