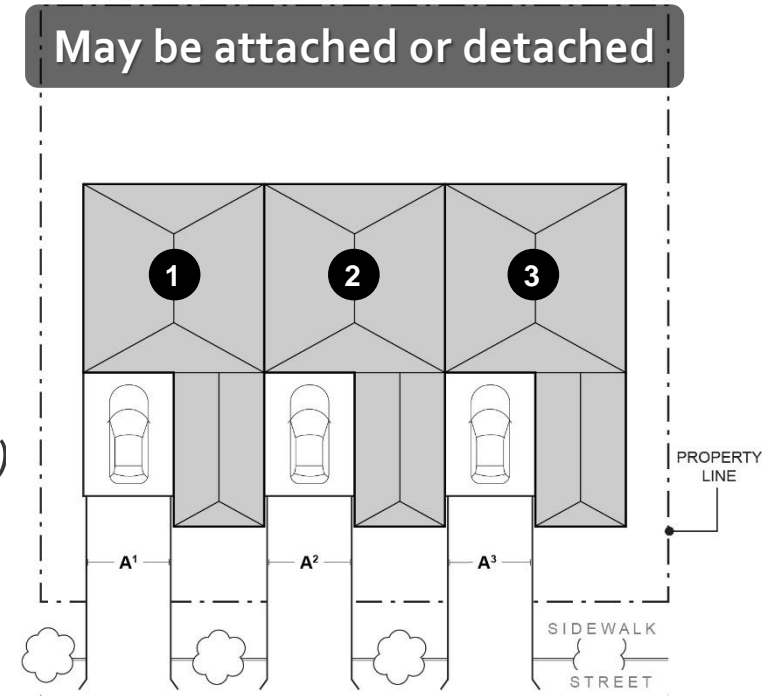


# Three Family Uses

- Any combination of three dwelling units on a lot.
- Zones Allowed:
  - ✓ RA, RS, & RD – Special Use (SRC 700.081)
  - ✓ RM-I & RM-II – Special Use (SRC 700.081) (must also meet density)

## Development Standards

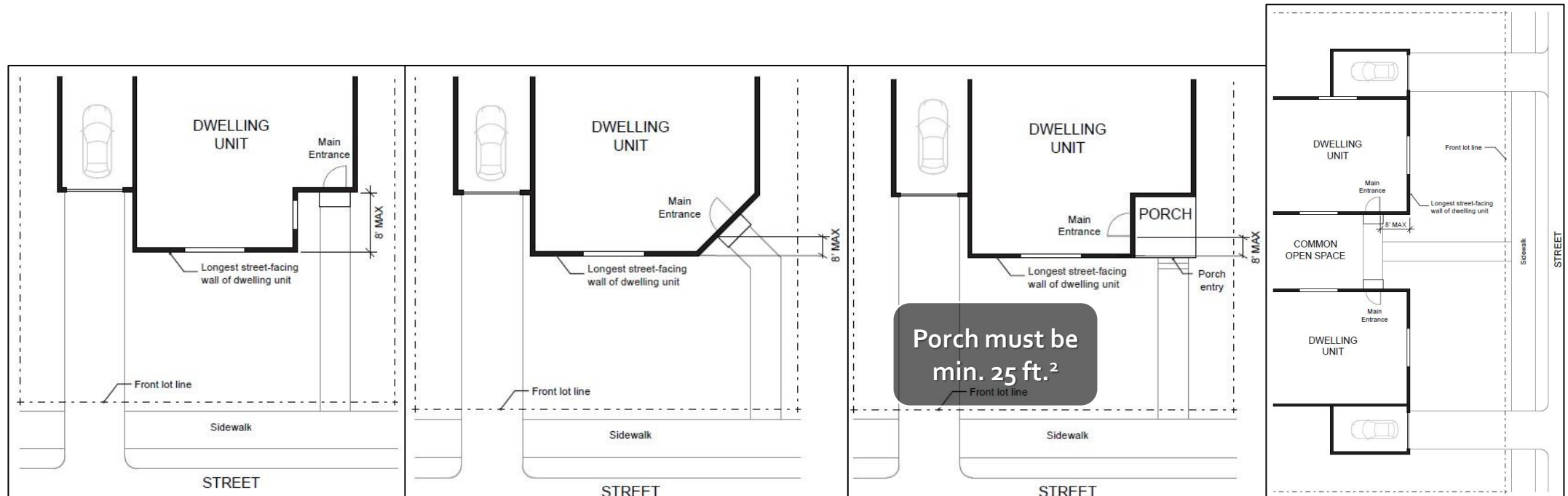
Lot area	Min. 5,000 ft. <sup>2</sup>
Lot width	Min. 40 ft.
Lot depth	Min. 80 ft. (Min. 70 ft. in RM-I) / Max. 300% lot width
Street frontage	Min. 40 ft.
Setbacks	Same as for single family
Lot coverage	Max. 60 %
Height	Max. 35 ft.



# Additional Standards - Three & Four Family (SRC 700.081)

- Main Entrance Orientation for Each Building

- ✓ Entrance must be within 8 ft. of longest street facing wall of dwelling unit.
- ✓ Entrance must face the street; be at an angle of up to 45 degrees from the street; or open onto a porch that has at least one entrance facing the street or has a roof.



# Additional Standards - Three & Four Family (SRC 700.081)

- Off-Street Parking Location

✓ *Garages and off-street parking areas not allowed between building and street, with exceptions:*

- (1) A dwelling is located between the garage or parking area and the street; or*
- (2) The combined width of the garages or parking areas does not exceed 50% of the street frontage.*

