

R-16: Residential – 16 Units/Acre

1. **Purpose.** To provide for high density development allowing several types of residential unit types. R-16 may serve as a transitional district between single family and trade zones. This district is intended to allow a mix of residential unit types and densities to provide a balance of housing opportunities in a neighborhood. R-16 implements the *Residential Medium High and High Density*

R-16 Summary

Primary Uses	Attached and Detached Single-Family, Duplex, Two Family Dwelling, Stacked Dwelling, Multifamily, Civic
Max. Density	16 units/acre
Min. Density	12 units/acre

future land use classification of the GROWTH PLAN. It may be appropriate in lower intensity areas if part of a mixed density development.

2. **Authorized Uses.** Table 3.5 lists the authorized uses in the R-16 District.
3. **Intensity/Density.** Subject to the density bonus provisions of this Code, and other development standards in this Code, the following density provisions shall apply:
 - a. Maximum gross density shall not exceed sixteen (16) dwellings per acre;
 - b. Minimum lot size shall be 2,000 square feet for single family detached and two family dwellings and 3,000 square feet for a duplex and stacked dwelling;
 - c. Minimum net density shall not be less than twelve (12) dwellings per acre; and
 - d. Density shall also conform to the minimum and maximum densities identified in the Growth Plan.
4. **Performance Standards.**
 - a. For purpose of calculating density on any parcel, one-half (½) of the land area of all adjoining rights-of-way shall not be included in the gross lot area.
 - b. No right-of-way shall be counted to meet minimum lot area requirements.
 - c. The creation of a duplex via the construction of a second dwelling unit attached to an existing single-family dwelling shall require that the construction materials and roof pitch of the addition match the construction materials and roof pitch of the existing dwelling and be architecturally compatible with the existing dwelling. The attaching of two (2) manufactured homes shall not constitute a duplex.
 - d. Minimum lot size, minimum lot width and minimum lot frontage does not apply to single family attached dwellings or multifamily dwellings. See Section 6.3.B.7 for outdoor living area requirements.

Zoning District	Minimum Lot Size ^{12,13}		Minimum Street Frontage ¹²	Minimum Setbacks ¹ (Principal/Accessory Building)			Max. Lot Coverage (%)	Max. FAR	Max. Height (ft.)
	Area (sq. ft.)	Width ¹¹ (ft.)		Front ⁸ (ft.)	Side (ft.)	Rear ⁸ (ft.)			
See Section	3.2.B	3.2.C	3.2.D	3.2.E	3.2.E	3.2.E	3.2.F	3.2.G	3.2.H

Urban Residential Zoning Districts

R-16	2,000	30	20	20/25 ¹⁴	5/3	10/5	75 ¹⁵	0.60 ³	40
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GENERAL NOTE: See the Alternative Residential Development Standards of Chapter Five for additional information regarding flagpole lots, attached housing, zero lot line and cluster development.

Some properties might also be subject to additional restrictions and/or overlay zones.

FOOTNOTES:

- 1 Minimum front yard setback for garage, carport or other vehicle storage space (principal and accessory) shall be twenty feet (20'), measured from the storage entrance to the property line.
- 2 Minimum street frontage on cul-de-sac is thirty feet (30').
- 3 FAR (Floor Area Ratio) applies only to nonresidential uses.
- 4 Maximum height is forty feet (40') if adjacent to any residential zoning district.
- 5 10/5 foot setback if abutting a residential zone or use.
- 6 Maximum height for structures in the C-1 and I-O zone districts which are along Horizon Drive and north of G Road (including Crossroad Boulevard and Horizon Court) shall be sixty-five feet (65').
- 7 Setbacks may be reduced to zero feet (0') by the Director.
- 8 The setback from the street along the rear half of a double frontage lot shall be the greater of the required front yard setback or the required rear yard setback.
- 9 Maximum building height may be increased up to sixty-five feet (65') if the building setbacks (front, side and rear) are at least 1.5 times the overall height of the building. A minimum of fifty percent (50%) of the resulting front yard setback area must be landscaped per Code requirements.
- 10 A minimum side yard setback of six feet (6') will be required where perimeter side yard landscaping is required.
- 11 For all lots created after October 22, 2006, garage doors cannot exceed 45% of the width of the street facing façade on single family detached dwellings, two-family dwellings, or duplex dwellings in the R-8, R-12, R-16 and R-24 zone districts. The garage door(s) can be up to a maximum of 60% of the street facing façade if the garage door is recessed at least 4' behind the front façade of the house.
- 12 Minimum lot size, minimum lot width, and minimum street frontage does not apply to single family attached dwellings or multifamily dwellings in R-8, R-12, R-16 and R-24 zone districts. See Section 6.3.B.7 for outdoor living area requirements.
- 13 Minimum lot size and lot width for a duplex or stacked unit shall be one and one-half times the standards shown for the R-8, R-12, R-16 and R-24 zone districts.
- 14 For all dwellings in the R-8, R-12, R-16 and R-24 zone districts, the front yard setback shall be a minimum of twenty (20) feet for principal structures with street facing garages and fifteen (15) feet for principal structures with alley loaded garages or with garages located in the rear yard or principal structures with no garage.
- 15 Maximum lot coverage does not apply to single family attached dwellings or multifamily dwellings. See Section 6.3.B.7 for outdoor living area requirements.