

## Attachment z:      Table 4.04 - Residential Development Standards

District	R 4—8	Additional Regulations
Maximum housing density (in units per acre)	8	23.04.080A
Maximum average housing density (in units per acre)	8	23.04.080A2
Minimum average housing density (in units per acre)	4	23.04.080B
Minimum lot size	4,000 SF = other	23.04.080C 23.04.080D 23.04.080E 23.04.080F Chapter 23.64 (Townhouses)
Minimum lot width	45' except:	23.04.080D1 23.04.080F 23.04.080G
Minimum front yard setbacks	20' except: 10' for flag lots;	23.04.080H
Minimum rear yard setbacks	20' except: 10' for cottages and wedge-shaped lots	23.04.080D 23.04.080F 23.04.080H
Minimum side yard setbacks	5' except: 10' along flanking streets except garages shall be set back 20';	23.04.080H
Maximum building height	2 stories or 35', whichever is less, except: equal or exceed building height	23.04.080I
Maximum building coverage	45% = 0.25 acre or less	
Maximum impervious surface coverage	45% = 0.25 acre or less	
Minimum open space	450 SF/unit for cottage developments	23.04.080J
Maximum hard surface	55% = 0.25 acre or less	