

NOTE: The following zoning proposal is a draft for your review.
The City welcomes questions about and feedback on this proposal.

7.12. SU-2/MTSB RI (Residential Infill)

The SU-2/MTSB RI (Residential Infill) zone is designed to provide opportunities for higher-density residential development on properties that are currently undeveloped in order to increase the range of housing opportunities and expand the potential market for area services and retail.

7.12.1 Permissive Uses: The following uses are permissive in the SU-2/MTSB RI (Residential Infill) zone:

- (i) SU-2/MTSB R-1 permissive uses.
- (ii) Townhouse.
- (iii) Apartment.

7.12.2 Height

- (i) For lots 10,890 square feet (0.25 acres) or less, structure height shall be limited to 18 feet.
- (ii) For lots larger than 10,890 square feet (0.25), structure height shall be limited to 22 feet and shall comply with the Building Height Limitations to Preserve Solar Access, § 14-16-3-3 (A)(7)(a) and (b). § 14-16-3-3(A)(7)(c) and (d) shall not apply.

7.12.3 Setbacks: Per the SU-2/MTSB NR zone.

7.12.4 Off-Street Parking: Minimum 1 space per 2 dwelling units, but not less than 1 space.

7.12.5 Usable Open Space: 150 square feet per efficiency or one bedroom, or 200 square feet per two bedrooms or more. This requirement may be satisfied through features such as rooftop gardens, stoops, plazas, or courtyards in addition to the features defined in § 14-16-1-5.

7.12.6 Development Review Process: Site Development Plan approval is required. See Section 6.4 and Table 6.2.

7.12.7 General Standards shall apply: See **Section 8.0 General Standards**. Where general standards conflict with zoning regulations, the most restrictive shall apply.