



City of Plymouth Planning Commission Sub-Committee Meeting Agenda

Monday, June 22, 2026 – 4:30 p.m.
Plymouth Cultural Center – 525 Farmer

City of Plymouth
201 S. Main
Plymouth, Michigan 48170

www.plymouthmi.gov
Phone 734-453-1234

1. CALL TO ORDER
 - a. Roll Call
2. CITIZENS COMMENTS
3. APPROVAL OF THE MINUTES
 - a. Approval of the June 1, 2026 meeting minutes
4. MSHDA GRANT DISCUSSION
5. ADJOURNMENT

Citizen Comments - This section of the agenda allows up to 3 minutes to present information or raise issues regarding items not on the agenda. Upon arising to address the Commission, speakers should first identify themselves by clearly stating their name and address. Comments must be limited to the subject of the item.

Meetings of the City of Plymouth are open to all without regard to race, sex, color, age, national origin, religion, height, weight, marital status, disability, or any other trait protected under applicable law. Any individual planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) should submit a request to the ADA Coordinator at 734-453-1234 ext. 234 at least two working days in advance of the meeting. The request may also be submitted via mail at 201 S. Main St. Plymouth, MI 48170, or email to clerk@plymouthmi.gov.

City of Plymouth Strategic Plan 2022-2026

GOAL AREA ONE - SUSTAINABLE INFRASTRUCTURE

OBJECTIVES

1. Identify and establish sustainable financial model(s) for major capital projects, Old Village business district, 35th District Court, recreation department, and public safety
2. Incorporate eco-friendly, sustainable practices into city assets, services, and policies; including more environmentally friendly surfaces, reduced impervious surfaces, expanded recycling and composting services, prioritizing native and pollinator-friendly plants, encouraging rain gardens, and growing a mature tree canopy
3. Partner with or become members of additional environmentally aware organizations
4. Increase technology infrastructure into city assets, services, and policies
5. Continue sustainable infrastructure improvement for utilities, facilities, and fleet
6. Address changing vehicular habits, including paid parking system /parking deck replacement plan, electric vehicle (EV) charging stations, and one-way street options

GOAL AREA TWO – STAFF DEVELOPMENT, TRAINING, AND SUCCESSION

OBJECTIVES

1. Create a 5-year staffing projection
2. Review current recruitment strategies and identify additional resources
3. Identify/establish flex scheduling positions and procedures
4. Develop a plan for an internship program
5. Review potential department collaborations
6. Hire an additional recreation professional
7. Review current diversity, equity, and inclusion training opportunities
8. Seek out training opportunities for serving diverse communities

GOAL AREA THREE - COMMUNITY CONNECTIVITY

OBJECTIVES

1. Engage in partnerships with public, private and non-profit entities
2. Increase residential/business education programs for active citizen engagement
3. Robust diversity, equity, and inclusion programs
4. Actively participate with multi-governmental lobbies (Michigan Municipal League, Conference of Western Wayne, etc.)

GOAL AREA FOUR - ATTRACTIVE, LIVABLE COMMUNITY

OBJECTIVES

1. Create vibrant commercial districts by seeking appropriate mixed-use development, marketing transitional properties, and implementing Redevelopment Ready Communities (RRC) practices
2. Improve existing and pursue additional recreational and public green space opportunities and facilities for all ages
3. Develop multi-modal transportation plan which prioritizes pedestrian and biker safety
4. Improve link between Hines Park, Old Village, Downtown Plymouth, Plymouth Township, and other regional destinations
5. Maintain safe, well-lit neighborhoods with diverse housing stock that maximizes resident livability and satisfaction
6. Modernize and update zoning ordinance to reflect community vision
7. Implement Kellogg Park master plan

Program Description

The City of Plymouth will update its Master Plan and relevant zoning ordinances. The Master Plan updates include: determining the existing and desired multi-family building types that work best in the existing context of the city, designing future land use regulations based on analyzing those results, and deciding the appropriate densities and building form.

Zoning ordinance updates include expanding the RT-1 zoning district to allow triplexes as a principal permitted use, or creating a RT-2 zoning district that allows a breadth of “missing middle” housing. The City of Plymouth will also clarify minimum lot sizes and maximum densities, and eliminate formulas based on the number of rooms used in areas with multi-family districts. New allowances will also be implemented. Examples include allowing smaller than 60-foot wide lots to continue when underlying plat and existing pattern of residential development supports it, and allowing detached accessory dwelling units in strategic locations. Another zoning update is creating a low density single-family zoning district with the appropriate lot width and size to protect the character of those neighborhoods planned for single-family low density. Finally, the City of Plymouth will update multi-family zoning districts to match density and housing types with the Master Plan.

Please describe how the completed activity will increase housing supply and affordability:

Outlining specific characteristics of multi-family housing options in the Master Plan will direct zoning amendments. Updating RT-1 increases the likelihood that two- or three-family housing will be constructed in locations where single-family redevelopment is occurring more frequently. Eliminating density formulas based on the number of rooms will allow greater housing density to be constructed and increases the permitted number of bedrooms per unit. Reducing lot sizes to match the original plat allows smaller, more affordable homes to be built. Accessory dwelling units increase the number of housing units available within the city for multi-generational and workforce housing. Retaining existing housing units in low-density single-family neighborhoods minimizes expensive, large-scale infill development.

Recommendations from the Zoning Audit:

In the next Zoning Ordinance update, consider expanding the RT-1 zoning district to allow triplexes as a principal permitted use or creating a RT-2 zoning district that allows a breadth of “missing middle” housing. Maximum densities should be clear and not use formulas (i.e., number of rooms based on site area) for a baseline.

In the next Zoning Ordinance update, the minimum lot size and maximum density should be clear, without formulas to determine a baseline. Those formulas could be used for exceptions if it were needed. Form-based regulations could eliminate the need for the sliding scales currently used.

The R-1 Zoning District has various lot widths, ranging from 40 feet to 120 feet. The R-1 Zoning District currently requires a minimum of 60 feet in lot width and 7,200 square feet in lot area. When larger parcels are redeveloped or transitioned to single-family that are adjacent to existing neighborhoods with non-conforming lot sizes, the current regulations do not allow for the continuation of the existing pattern. In the next Master Plan update, the Planning Commission may want to identify those areas where this mismatch could potentially occur and plan for either a form-based approach or a new single family residential zoning district. Ultimately, the zoning would be changed to allow for smaller than 60-foot wide lots to continue the existing pattern of residential development.

Change the regulations in footnotes (c), (d), (e), and (l) for multiple-family uses based on the design that has best worked in the City. Consider moving these out of the Schedule of Regulations to a more visible place. If using a form-based approach, a building form for townhouses and multiple-family buildings should be developed.

Consider using a build-to line for streets or blocks, rather than the averaging in footnote (o). The creation of those build-to lines would be time-intensive. Since the front yard averaging has worked well in neighborhoods, the build-to line may not be appropriate in the R-1 zoning district.

Allowing payment in lieu of parking available in all districts.

Allow the Planning Commission to waive or reduce parking requirements in all districts.

MSHDA Grant Sub-Committee Priorities

1. Formulas
2. Residential compatibility
3. Platting



Plymouth Planning Commission Sub-Committee Meeting Minutes Monday, June 1, 2026 – 4:30 p.m. City Hall Conference Room

City of Plymouth
201 S. Main
Plymouth, Michigan 48170-1637

www.plymouthmi.gov
Phone 734-453-1234

1. CALL TO ORDER

Chair Saraswat called the meeting to order at 4:35 p.m.

Present: Chair Hollie Saraswat and Commissioner Zach Funk

Absent: Commissioners Sidney Filippis and Joe Hawthorne

Also present: Planning and Community Development Director Greta Bolhuis, and Community Development Coordinator Haley Hall

2. CITIZENS COMMENTS

There were no citizen comments.

3. APPROVAL OF THE MINUTES

Funk made a motion, seconded by Saraswat, to approve the May 11, 2026 meeting minutes.

There was a voice vote

MOTION PASSED UNANIMOUSLY

4. MSHDA GRANT DISCUSSION

The sub-committee discussed ways to address lot splits to preserve the character of a neighborhood. They viewed a map produced by staff that identified neighborhoods that contain parcels that may be split to match the underlying plat and proposed zoning ordinance language. They considered by-right lot-split zones or requiring Planning Commission approval.

The sub-committee also discussed ordinance amendments to allow duplexes, triplexes, and ADUs. Staff will draft language to consider for the next meeting.

5. ADJOURNMENT

Saraswat offered a motion, seconded by Funk, to adjourn the meeting at 5:18 p.m.

There was a voice vote

MOTION PASSED UNANIMOUSLY

UNIFIED DEVELOPMENT ORDINANCE

SECTION 39-9.07

ACCESSORY DWELLING UNITS (ADUS)

- A. **Definition:** An *Accessory Dwelling Unit* (ADU) is a detached *dwelling unit* that is permitted only on properties with a single detached principal *dwelling unit*. ADUs are a lesser size than the principal *dwelling unit* and include a kitchen, a sleeping area, and full bathroom facilities.
- B. **Zone Districts Permitted:** LDR, MDR, TNR, GMU, and PUD provided they are only on properties with one single detached *dwelling unit* and meet the standards of this section.
- C. **Application Process.** Application for an ADU shall be made to the *Zoning Administrator* and shall include the following information:
1. **Scaled and Dimensioned Site Plan** of the property showing the following:
 - a. Location of all *structures* on the property (principal and *accessory structures*);
 - b. Proposed location of the ADU;
 - c. *Setbacks* of the proposed ADU from the *property lines* and all *structures*;
 - d. Designated *parking* area for the ADU;
 - e. *Landscaping* or fencing for the ADU.
 2. **Scaled and Dimensioned Floor Plan** of the ADU, showing the following:
 - a. Kitchen;
 - b. Bathroom;
 - c. Sleeping area;
 - d. Entry stairs, porches, or entrances;
 - e. Total square footage of the ADU;
 - f. Gross square footage of the principal *dwelling unit*.
 3. **Scaled elevations** of all sides of the ADU, including windows, doors, porches, and other exterior features.
- D. **Review Process.**
1. **Approving Authority.** The **Zoning Administrator** shall be the *Approving Authority* and shall use the criteria listed in subsection E.
 2. **Notice to Adjacent Property Owners.** After the *Zoning Administrator* receives a complete application for an ADU, and determines that the Plan meets all of the Standards for Approval, a notice shall be provided to all property *owners* within a **300 foot radius** of the subject property with a description of the ADU request. See Section 39-12.06.C.
 3. **A notified property owner may request, a Special Exception public hearing** and review by the *Board of Appeals*. To initiate a hearing by the *Board of Appeals*, the noticed neighbor shall provide a written request to the *Zoning Administrator* describing the specific reasons for the request. The *Board of Appeals* may approve an ADU with conditions if necessary to ensure compatibility with adjoining or nearby residential properties, or to protect the health, safety, and general welfare of the neighbors or the public.
- E. **Standards for Approval:** The *Zoning Administrator* or *Board of Appeals* shall review the ADU using the following standards:
1. **Number Allowed. 1 ADU** maximum shall be permitted on a property.
 2. **Location and Setbacks.**
 - a. **Front Yard:** An ADU shall not be permitted in a required front *setback*.
 - b. **Side Yard:** Shall meet the minimum *side yard setback* for *principal structures* in the *Zone District*. See Article 39-2.
 - c. **Secondary Street:** An ADU shall meet the minimum *secondary street yard setback* for *principal structures* in the *Zone District*. See Article 39-2.
 - d. **Rear Yard:** Shall meet the minimum *side yard setback* for *principal structures* in the *Zone District*. See Article 39-2.

3. **Size and Occupancy.** An ADU shall comply with the size and occupancy requirements of the chart below.
4. **Height.** An ADU located on the first floor shall have a maximum average height of **16 feet**. An ADU located on the second-floor shall have a maximum average height of **22 feet**.
5. **Occupancy.** Either the principal dwelling unit or the ADU shall be **owner-occupied**.
6. **Property Requirements.**
 - a. An ADU shall only be constructed on a property with a *single detached dwelling unit*.
 - b. A property with an ADU shall **not have** a *Short Term Rental* or a *Bed and Breakfast* on the same property.
 - c. **An ADU** shall count towards the maximum number of permitted *accessory structures* on the *lot*, as described in Section 39-9.05.
 - d. An ADU shall **not be allowed** in the area defined as the Hope Neighborhood Overlay District. See Section 39-2.21.
 - e. An ADU shall be connected to an approved water and sewer system.
 - f. The utilities for the ADU shall not be metered separately.
 - g. An ADU shall not be sold separately.
 - h. The ADU shall have one dedicated parking space in addition to one parking space for the single family home.
7. **Impact.**
 - a. An ADU located in any *Zone District* shall receive an Infill Design Review per Section 39-9.09 to ensure character compatibility with the neighborhood;
 - b. The ADU shall not result in an excessive increase in traffic, *parking* congestion, or noise;
 - c. The placement, orientation, and location of the windows and doors of the ADU shall not infringe on the privacy of the surrounding neighborhood;
 - d. Adequate *landscaping* and/or a **6 foot** high *fence* shall be installed to *screen* an ADU from an adjacent property when the ADU is located on the ground floor.
- F. **Post Approval Requirements.** Construction may commence on an ADU following approval by the *Zoning Administrator* or *Board of Appeals*, Infill Design Review, and the issuance of a *Building Permit*. After ADU construction is complete and a Certificate of Occupancy has been obtained, the property owner shall **record a document with the County Register of Deeds** notifying potential buyers of the ADU requirements specified in this section.

ADU Size and Occupancy Requirements

	MINIMUM LOT SIZE	MINIMUM LOT WIDTH	PERMITTED ADU SIZE	MAXIMUM NUMBER OF OCCUPANTS*
Tier 1	-	-	200 to 720 sf, not to exceed 35% of the gross floor area of the principal dwelling unit above grade	3 people
Tier 2	9,600 sf	60 ft	200 to 800 sf, not to exceed 50% of the gross floor area of the principal dwelling unit above grade	4 people

* The number of occupants in an ADU shall not exceed the space requirements of Section 14-4.15 of the Code of Ordinances.

Accessory Dwelling Unit Guidebook

City of Ann Arbor Planning Services



City of Ann Arbor Planning Services
301 E. Huron St. Ann Arbor
planning@a2gov.org
734-794-6265

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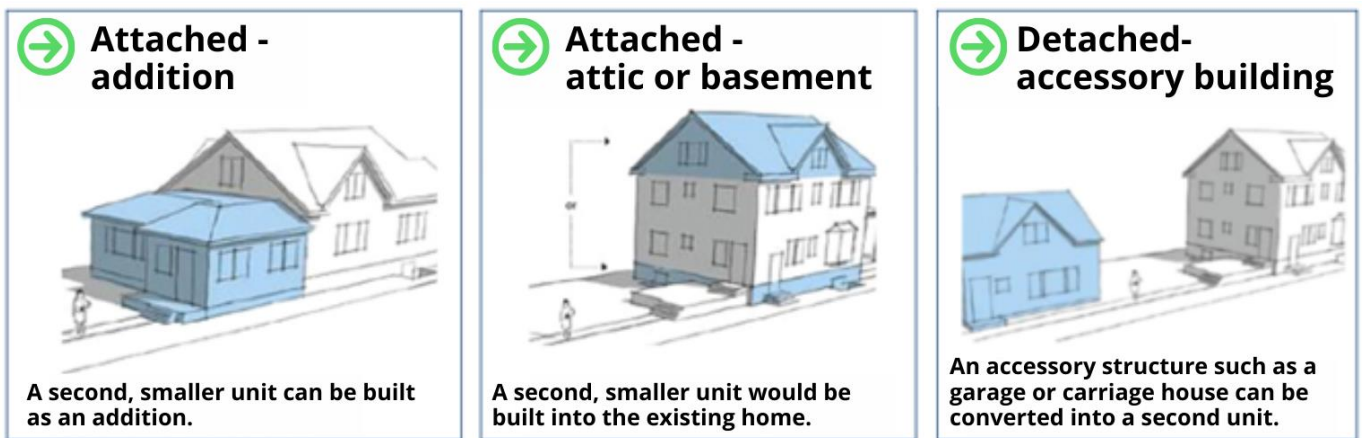
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I. OVERVIEW

The purpose of this guide is to assist homeowners, contractors, builders, and developers with the consideration, design, and construction of Accessory Dwelling Units (ADUs). This manual will give an overview of the design requirements per the City of Ann Arbor Unified Development Code. Consult with the Building Department for questions on applicable building codes that may additionally apply.

What is an Accessory Dwelling Unit (ADU)?

An Accessory Dwelling Unit is a second, smaller dwelling unit either developed within an existing single-family house (such as in a basement, attic, or addition) or part of an accessory building (such as a converted garage or carriage house).



Drawings courtesy of the City of Minneapolis

What are the advantages of ADUs?

The ADU policy in the City of Ann Arbor is intended to increase the diversity of housing options within the city by enabling new housing that respects the look and scale of single-family neighborhoods. Accessory dwelling units are also a strategy for affordability in Ann Arbor in two ways—for the renter and the homeowner. ADUs can be more affordable than other new dwelling units because infrastructure (i.e., existing utilities, roads) and land costs have already been absorbed by the main dwelling unit, and because they are typically smaller in size. Conversely, the supplemental income a homeowner can receive from renting out an ADU on their property can offset their own expenses. In the case of seniors and others on fixed incomes, rental income can offset mortgage, tax or other costs allowing individuals to age in place. Such units also provide the potential for a homeowner to negotiate assistance in household maintenance in exchange for rent.

You may be familiar with the term “granny flat” or “mother-in-law suite” to describe these units and indeed, that describes one of their potential uses—as a way for a homeowner to care for their aging parents in a secondary dwelling on their property. Additionally, accessory dwelling units are a way to address declining household size. For example, the average household size

in Washtenaw County decreased from 3.3 people in 1960 to 2.43 people in 2015 (U.S. Census Bureau, American Community Survey 5-Year Estimate). ADUs can allow for reutilization of some of that space, without considerably expanding the existing footprint of a building. Furthermore, ADUs support more efficient and sustainable use of existing housing stock and infrastructure.

II. ZONING REQUIREMENTS

Permitted Districts

- ADUs are permissible in any R1, R2, R3 or R4 zoning districts.
 - You can view the Ann Arbor Zoning map [here](#).

Eligible Lots

- An ADU is permitted **only** on a lot in single-family zoning districts above with a single-family dwelling. If the lot contains a duplex or other multiple-family residence, an ADU is not permitted.
- Only one accessory dwelling unit is permitted per single-family detached dwelling.

Where can I locate an ADU on my property?

- ADUs can be located inside of an existing house on any of its floors, or all or part of a side or rear addition. This type is referred to as an *attached ADU*.
- Alternatively, an ADU can be part of garage, carriage house, or other legal, conforming detached accessory structure

Design Specifications

How big can an ADU be?

- For lots up to 7,199 sq-ft, the maximum size of an ADU is 600 sq-ft or the same size as the ground floor of the main dwelling, whichever is less.
- For lots 7,200 sq-ft or greater, the maximum size of an ADU is 800 sq-ft or the same size as the ground floor of the main dwelling, whichever is less.

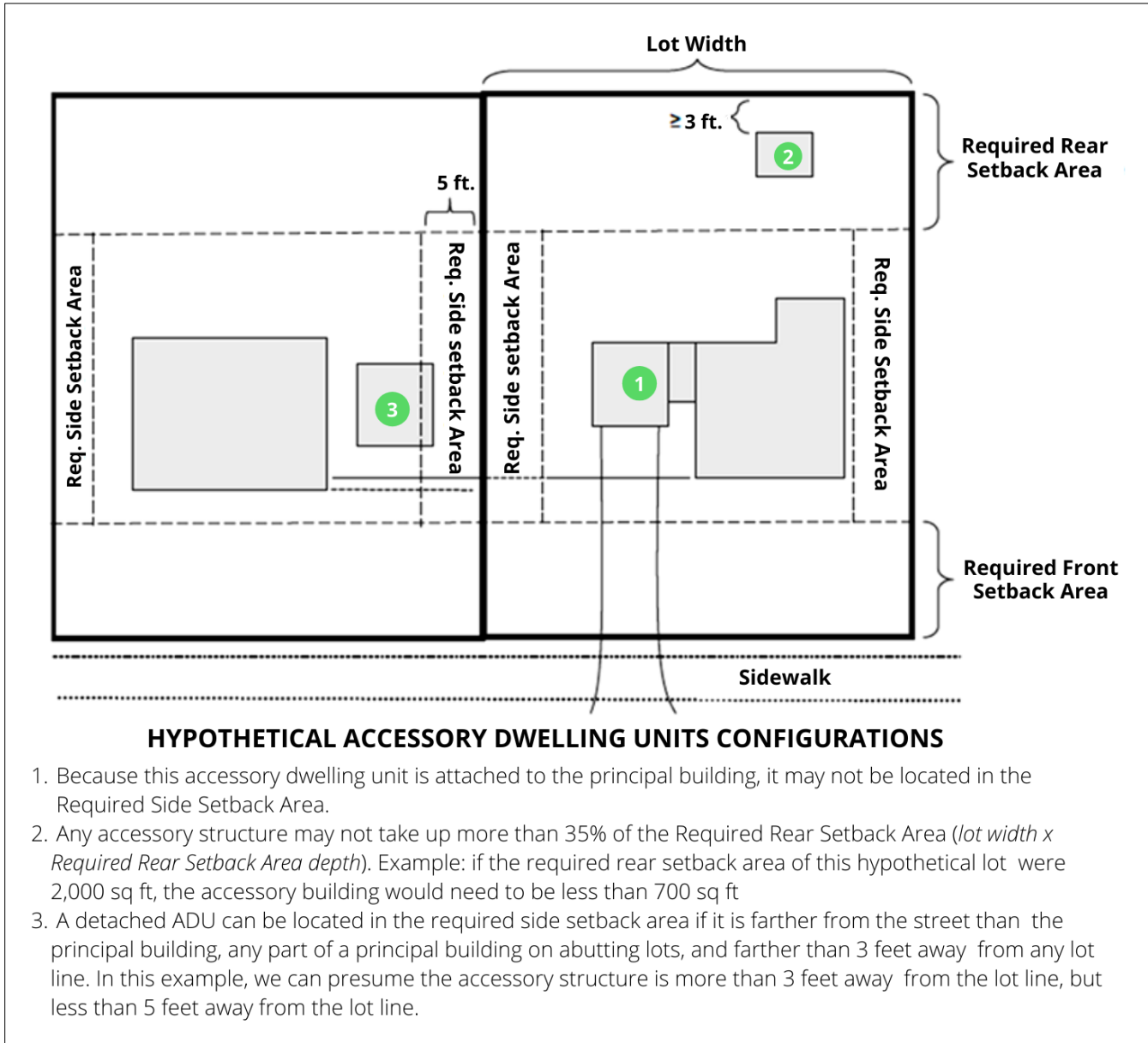
How tall can an ADU be?

- The standard height restrictions of the zoning district apply, meaning that:
 - An ADU within an accessory building cannot exceed 21 feet.
 - An ADU that is part of the main dwelling structure cannot exceed 30 feet.

What are required setbacks?

- *Definitions:*
 - **Front Setback Area** – The portion of a lot between the required front setback line and the lot line.
 - **Side Setback Area** – The portion of a lot between the required side setback line and the lot line.

- **Rear Setback Area** – The portion of a lot between the required rear setback line and the lot line.
- *In General:*
 - Setback requirements for front, side, and rear setback area are determined by zoning district. Refer to the [Unified Development Code](#) for specific details.
 - Setbacks are measured from the lot line, not the curb or center of the street. Usually, the house-side of the sidewalk edge is also the front lot line. A survey may be required to determine setbacks.
 - In established neighborhoods, the minimum required front setback is the average setback established by buildings within 100 feet on either side of the lot, up to 40 feet maximum.
 - The minimum front setback applies to every lot line that abuts a public street. Corner lots have two front lot lines, one side and one rear lot line. Thru-lots have two front lot lines, two side setbacks and no rear lot line.
- *Detached ADUs:*
 - **Required Front Setback Area:** Detached accessory dwelling units may not be located within the Required Front Setback Area.
 - **Side Setback Area :** A detached ADU may be located in the required in the Side Setback Area if:
 - It is farther from the street than the main building;
 - It is farther from the street than any part of main buildings on abutting lots;
 - It is at least 3 feet from any lot line.
 - If between 3 and 5 feet from a lot line, the ADU must contain fire-rated walls.
 - **Required Rear Setback Area:** A detached ADU may be located in the Rear Setback Area if:
 - The sum of all structures on the lot, including accessory buildings and parts of the main building that encroach upon the rear setback area, do not occupy more than 35% of the rear setback; and
 - It is at least 3 feet from any lot line.
 - If between 3 and 5 feet from a lot line, the ADU most contain fire-rated walls.
- *Attached ADUs:*
 - Attached ADUs are not permitted within the Required Side Setback Area.



Occupancy Requirements

Who and how many people can live in an ADU?

- Occupancy in the accessory dwelling unit is limited to two persons and their offspring living as a single housekeeping unit, except in the case of a special exception use, following Section 5.16.1 of the Unified Development Code.
- Additionally, the total number of persons residing in the main dwelling unit and the ADU combined cannot not exceed four persons plus their offspring. For example, if there are four people plus their offspring living in the main dwelling unit, they could not have an ADU because they are already at the maximum occupancy for the lot.

Are there other occupancy or rental restrictions?

- Leasing or rental of the ADU for less than 30 days is prohibited.
- Rental housing requirements will apply for any main dwelling unit or accessory dwelling unit that is rented out to another person. See the City's [Rental Housing Services](#) webpage for more information.

III. APPLICATION PROCESS

1. Determine if your property qualifies for an ADU.
 - a. Verify that your property is in an R1, R2, R3, or R4 zoning district by checking the City of Ann Arbor [zoning map](#).
 - b. Verify zoning compliance for required setbacks and minimum lot size by checking the [Unified Development Code](#).
2. If your lot is located in a Historic District, you must apply for and receive a Certificate of Appropriateness from the [Historic District Commission](#) before your building permit will be reviewed.
3. Apply for a [Building Permit](#). Submit building plans, including plans for mechanical, plumbing, and electrical work as needed. New houses will require a Michigan Energy Code Compliance form. Zoning compliance is reviewed as a part of building permitting process.
 - a. Trade Permit Application (for plumbing, electrical, and mechanical)
 - b. Grading Application and Impervious Area Checklist
 - c. Demolition Permit, if applicable
 - d. Fire Suppression and Alarm Permit.
4. Start construction and building/trade inspections.
5. [Housing Inspection Program](#) registration. Contact Rental Housing Services at 734-794-6264 or rentalhousing@a2gov.org for more information.
6. Submit [Address Request Form](#) for new rental address.
7. Apply for [Certificate of Occupancy](#).

ARTICLE IV. R-1 SINGLE-FAMILY RESIDENTIAL DISTRICTS

Sec. 78-40. Intent.

The R-1 single-family residential district is designed to be the most restrictive of the residential districts. The intent is to provide for an environment of predominantly low-density, single-family detached dwellings along with other residentially related facilities which serve the residents in the district.

(Ord. of 10-6-03)

Sec. 78-41. Principal uses permitted.

In a single-family residential district, no building or land shall be used and no building shall be erected except for one or more of the following specified uses unless otherwise provided in this chapter:

- (1) Single-family detached dwellings.
- (2) Single-family detached site condominiums subject to section 78-215.
- (3) Publicly owned and operated libraries, parks, parkways and recreational facilities, arts, councils, museums.
- (4) Planned unit development pursuant to article 24.
- (5) Cemeteries.
- (6) Family day care homes.
- (7) Adult foster care family homes.
- (8) Accessory uses, subject to the provisions of article 21.
- (9) Home occupations subject to the provisions of section 78-212.
- (10) Essential public services.

(11) Attached accessory dwelling units, subject to the provisions of section 78-45.

(Ord. of 10-6-03)

[...]

Sec. 78-44. Area and bulk requirements.

~~See article XVII of this chapter for the schedule of regulations limiting the height and bulk of buildings, the minimum size of lot by permitted land use, the maximum density permitted, and provides minimum yard setback requirements.~~

~~(Ord. of 10-6-03)~~

[Insert schedule of regulations from 78-190 & 191]

Min. Size Lot Per Dwelling Unit		Max. Height of Structures		Min. Yard Setback (Per Lot in Feet)			Min. Floor Area Per Unit (sq. ft.)	Max. Lot Area Covered by All Buildings	Max. Floor Area Ratio	Min. Landscape Area % of Lot	
Area in sq. ft.	Width	In Stories	In Feet	Front	Sides						Rear
					Least One	Total of Two					
7,200 (a)	60 (a)	2	25 (b)	25 (c)	6 (d)	12	35	950	35 (e)	.40 (f)	35 (g)

- (a) A lot may be split according to the underlying plat.
- (b) The height of any main building may exceed the maximum permitted height by one foot for each additional one foot by which the width of each yard exceeds the minimum yard requirement with a maximum height not to exceed five feet above the maximum height permitted. The building height of a single-family home in the R-1 zoning district shall be limited to 25 feet or as otherwise permitted in this section. Loft areas or finished attics in the R-1 district, which have a floor area of less than 1/4 of the floor area of the floor below, shall also be restricted to a total building height of 25 feet and shall be required to have a minimum side yard of 12 feet and a minimum lot width of 60 feet.
- (c) The established front setbacks for structures shall be at least 90 percent of the average front yard setback of surrounding buildings. The average setback and front building line shall be determined by examining existing buildings located on the same side of the street and within 200 feet of the subject parcel. If the resulting setback is less than 15 feet, then the allowed setback shall be no less than the allowed setback average. For a single family residential project that meets the "front porch exception" standards listed in 78-43(11) or (12) the average front setback shall be calculated using the front wall of the surrounding dwellings rather than the edge of any existing porches. In any case, the minimum average front yard setback for an incentive porch shall not be less than fifteen (15) feet. The building official may exclude structures used in calculating average front setbacks when the structure deviates by more than 25 feet forward or back from the average setbacks of other structures found within 200 feet.
- (d) The side yard abutting upon a street shall not be less than eight (8) feet when there is a common rear yard. In case of a rear yard abutting a side yard of an adjacent lot, the side abutting a street shall not be less than the required front yard of that district.
- (e) For projects that meet the standards listed in section 78-43(11) or (12) and construct an eligible front porch, the area of the eligible front porch located in the front yard setback shall be excluded from the lot coverage calculation.
- (f) Floor area ratio (FAR) shall be applied to single-family and two-family residential buildings only. For two-family buildings, the total building floor area, as defined, shall be used to calculate the total FAR for the lot. For mixed use projects, FAR shall apply to single-family and two-family residential buildings only.
- (g) A single family residential project shall have a minimum of 60 percent of the front yard as landscape area. Up to five percent of the total landscape area may be permeable pavement.

Secs. 78-45. Accessory dwelling units.

[to be discussed]

Secs. 78-46—78-49. Reserved.

ARTICLE V. RT-1 TWO- AND THREE-FAMILY RESIDENTIAL DISTRICTS

Sec. 78-50. Intent.

The RT-1, two-family residential district is designed to provide sites for two- and three-family dwelling structures, and related uses, which will generally serve as zones of transition between the nonresidential districts and the lower density single-family residential districts.

(Ord. of 10-6-03)

Sec. 78-51. Principal uses permitted.

In a two-family residential district, no building or land shall be used and no building shall be erected except for one or more of the following specified uses, unless otherwise provided in this chapter:

- (1) Two-family dwellings.
- (2) Two-family attached condominiums subject to section 78-215.
- (3) Single-family detached dwellings.
- (4) Single-family detached site condominiums subject to section 78-215.
- (5) Publicly owned and operated libraries, parks, parkways and recreational facilities.
- (6) Planned unit development pursuant to article 24.
- (7) Cemeteries.
- (8) Family day care homes.
- (9) Adult foster care family homes.
- (10) Accessory uses, subject to the provisions of article 21.
- (11) Home occupations subject to the provisions of section 78-212.
- (12) Essential public services.

(13) Triplexes.

(14) Attached accessory dwelling units, subject to the provisions of 78-55.

(Ord. of 10-6-03)

[...]

Sec. 78-54. Area and bulk requirements.

See article XVII of this chapter for the schedule of regulations limiting the height and bulk of buildings, the minimum size of lot permitted by land use, and maximum density permitted.

(Ord. of 10-6-03)

[Insert schedule of regulations from 78-190 & 191]

Min. Size Lot Per Dwelling Unit		Max. Height of Structures		Min. Yard Setback (Per Lot in Feet)			Minimum Floor Area Per Unit (sq. ft.)	Max. Lot Area Covered by All Buildings	Max. Floor Area Ratio	Min. Landscape Area % of Lot	
Area in sq. ft.	Width	In Stories	In Feet	Front	Sides						Rear
					Least One	Total of Two					
7,000 3,500 (a)	60-30 (a)	2	25 (b)	25 (cm, e)	10 (da)	20	35	780	30 (ev) (fw)	.40 (fw)	35 (gx)

- (a) A lot may be split according to the underlying plat.
- (b) The height of any main building may exceed the maximum permitted height by one foot for each additional one foot by which the width of each yard exceeds the minimum yard requirement with a maximum height not to exceed five feet above the maximum height permitted.
- (c) The established front setbacks for structures shall be at least 90 percent of the average front yard setback of surrounding buildings. The average setback and front building line shall be determined by examining existing buildings located on the same side of the street and within 200 feet of the subject parcel. If the resulting setback is less than 15 feet, then the allowed setback shall be no less than the allowed setback average. For a single family residential project that meets the "front porch exception" standards listed in 78-53(11) or (12), the average front setback shall be calculated using the front wall of the surrounding dwellings rather than the edge of any existing porches. In any case, the minimum average front yard setback for an incentive porch shall not be less than fifteen (15) feet. The building official may exclude structures used in calculating average front setbacks when the structure deviates by more than 25 feet forward or back from the average setbacks of other structures found within 200 feet.
- (d) The side yard abutting upon a street shall not be less than twelve (12) feet when there is a common rear yard. In case of a rear yard abutting a side yard of an adjacent lot, the side abutting a street shall not be less than the required front yard of that district.
- (e) For projects that meet the standards listed in section 78-53(11) or (12) and construct an eligible front porch, the area of the eligible front porch located in the front yard setback shall be excluded from the lot coverage calculation.
- (f) Floor area ratio (FAR) shall be applied to single-family and two-family residential buildings only. For two-family buildings, the total building floor area, as defined, shall be used to calculate the total FAR for the lot. For mixed use projects, FAR shall apply to single-family and two-family residential buildings only.
- (g) A single family residential project shall have a minimum of 60 percent of the front yard as landscape area. Up to five percent of the total landscape area may be permeable pavement.

Secs. 78-55. Accessory dwelling units.

[to be discussed]

Secs. 78-56—78-59. Reserved.