

Table 4.2. MDR Form Standards

Table 4.2.1. MDR1 Dimensional Standards		
Lot Occupation (See § 155-3.4, Lot occupation.)		
A	Lot width	60 feet minimum (SF, DU)
		35 feet minimum per unit (TW)
	Lot area	4,000 square feet minimum
	Impervious surface	50% maximum
	Frontage occupation	60% minimum
Setbacks (See § 155-3.5, Frontages.)^{1,2}		
Principal Building (feet)		
B	Front	Predominant setback ³
C	Side	0 or 10 minimum ⁴
D	Rear	25 minimum
Accessory Buildings and Structures (feet)⁵		
E	Front (measured from rear of PB)	20 minimum
F	Front corner	10 minimum
G	Side	0 or 5 minimum ⁴
H	Rear	5 minimum
Building Height (maximum) (See § 155-3.3, Building height.)		
I	Principal building	2 to 3 stories up to 35 feet ⁶
	Accessory building	2 stories up to 20 feet
	Accessory structure	1 story up to 15 feet
Frontage Yard Types (See § 155-3.5, Frontages.)		
	Common yard	Permitted
	Fenced yard	Permitted
	Shallow yard	Permitted
	Urban yard	Not permitted
	Pedestrian forecourt	Not permitted
	Vehicular forecourt	Not permitted
Facade Types (See § 155-3.5, Frontages.)		
Parking (See Article VIII, Parking Standards.)		
NOTES:		
1	Where a lot abuts a property zoned LDR, the side setback for the lot shall be that required of the abutting lot's district.	
2	Garage location shall be according to § 155-8.4, Parking location.	

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Table 4.2.1. MDR1 Dimensional Standards	
3	See § 155-3.4I , Predominant setback. Where the predominant setback does not apply, the front setback shall be a minimum of 10 feet and a maximum of 20 feet.
4	Zero-foot side setback only applies where there is a shared party wall.
5	Refer to § 155-3.4F .
6	Refer to § 155-4.2C(4) .
PB	Principal building
SF	Single-family
TW	Twin
DU	Duplex

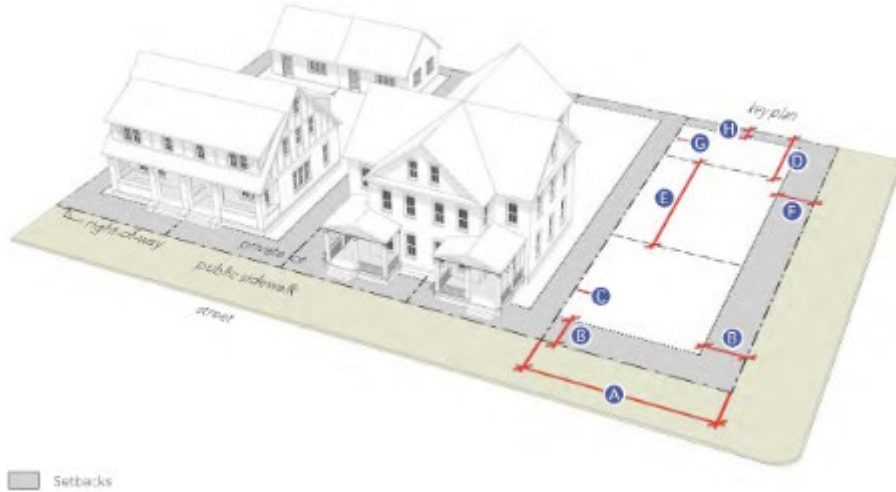


Table 4.2. MDR Form Standards

Table 4.2.2. MDR2 Dimensional Standards		
Lot Occupation (See § 155-3.4, Lot occupation,)		
A	Lot width	50 feet (SF, DU)
		20 feet per unit (RH)
		30 feet (TW)
		60 feet (QU)
		100 feet (SMF)
	Lot area	3,000 square feet minimum (SF)
		2,000 square feet minimum per unit (TW, DU, QU, RH, SMF)
	Impervious surface	50% maximum (SF, TW, DU, QU)
		60% maximum (RH, SMF)
	Frontage occupation	60% minimum
Setbacks (See § 155-3.5, Frontages.)^{1,2}		
Principal Building (feet)		
B	Front	Predominant setback ³
C	Side	0 or 10 minimum ⁴
D	Rear	25 minimum
Accessory Buildings and Structures (feet)⁵		
E	Front (measured from rear of PB)	20 minimum
F	Front corner	10 minimum
G	Side	5 minimum
H	Rear	5 minimum
Building Height (maximum) (See § 155-3.3, Building height.)		
I	Principal building	3 stories up to 40 feet
	Accessory building	2 stories up to 20 feet
	Accessory structure	1 story up to 15 feet
Frontage Yard Types (See § 155-3.5, Frontages.)		
	Common yard	Permitted
	Fenced yard	Permitted
	Shallow yard	Permitted
	Urban yard	Not permitted
	Pedestrian forecourt	Not permitted
	Vehicular forecourt	Not permitted

Table 4.2. MDR Form Standards

Table 4.2.2. MDR2 Dimensional Standards	
Facade Types (See § <u>155-3.5</u>, Frontages.)	
Porch	Permitted
Stoop	Permitted
Common entry	Permitted
Arcade/colonnade	Not permitted
Gallery	Not permitted
Storefront	Not permitted
Parking (See Article <u>VIII</u>, Parking Standards.)	
NOTES:	
1	Where a lot abuts a property zoned LDR or MDR, the side setback for the lot shall be that required of the abutting lot's district.
2	Garage location shall be according to § <u>155-8.4</u> , Parking location.
3	See § <u>155-3.4I</u> , Predominant setback. Where the predominant setback does not apply, the front setback shall be a minimum of 10 feet and a maximum of 20 feet.
4	Zero-foot side setback only applies where there is a shared party wall.
5	Refer to § <u>155-3.4F</u> .
PB	Principal building
SF	Single-family
DU	Duplex
QU	Quad
TW	Twin
SMF	Small multifamily
RH	Row house

Table 4.2. MDR Form Standards

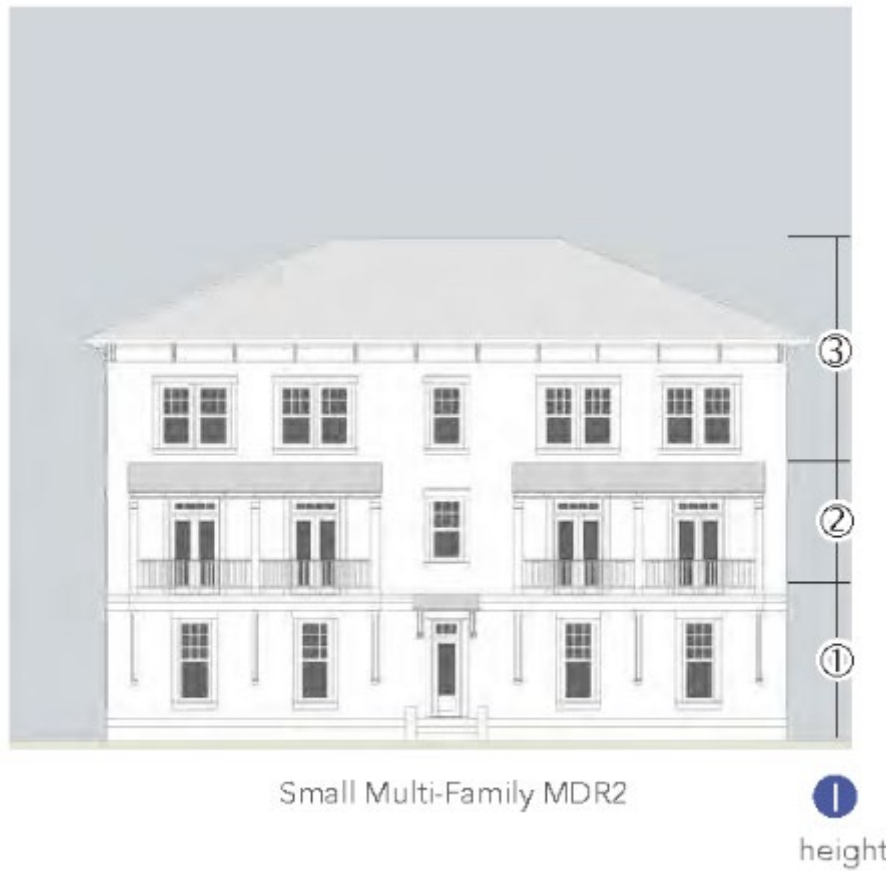
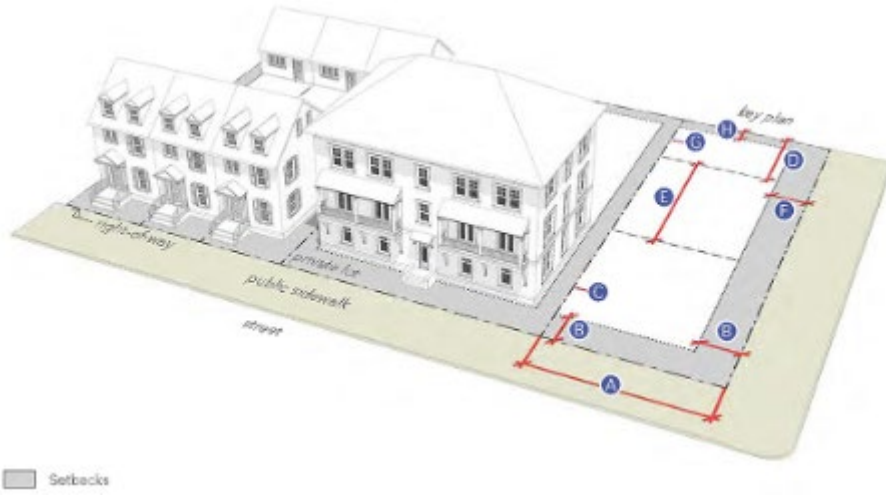


Table 4.2.3. MDR3 Dimensional Standards

Lot Occupation (See § 155-3.4, Lot occupation.)

A	Lot width	50 feet (SF)
		20 feet per unit (RH)

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Table 4.2.3. MDR3 Dimensional Standards	
	30 feet per unit (TW, DU)
	60 feet (QU)
	100 feet (SMF, LMF)
Lot area (per unit)	3,000 square feet minimum (SF)
	2,000 square feet minimum per unit (TW, DU, QU, RH, SMF, LMF)
Impervious surface	50% maximum (SF, TW, DU, QU, RH)
	60% maximum (SMF, LMF)
Frontage occupation	60% minimum
Setbacks (See § 155-3.5, Frontages.)^{1,2}	
Principal building (feet)	
B Front	Predominant setback ³
C Side	0 or 10 minimum ⁴
D Rear	25 feet minimum
Accessory Buildings and Structures (feet)⁵	
E Front (measured from rear of PB)	20 minimum
F Front corner	10 minimum
G Side	0 or 5 minimum
H Rear	5 minimum
Building Height (maximum) (See § 155-3.3, Building height.)	
I Principal building	3 stories up to 40 feet ⁶
Accessory building	2 stories up to 20 feet
Accessory structure	1 story up to 15 feet
Frontage Yard Types (See § 155-3.5, Frontages.)	
Common yard	Not permitted
Fenced yard	Not permitted
Shallow yard	Permitted
Urban yard	Permitted
Pedestrian forecourt	Permitted
Vehicular forecourt	Not permitted
Facade Types (See § 155-3.5, Frontages.)	
Porch	Permitted
Stoop	Permitted

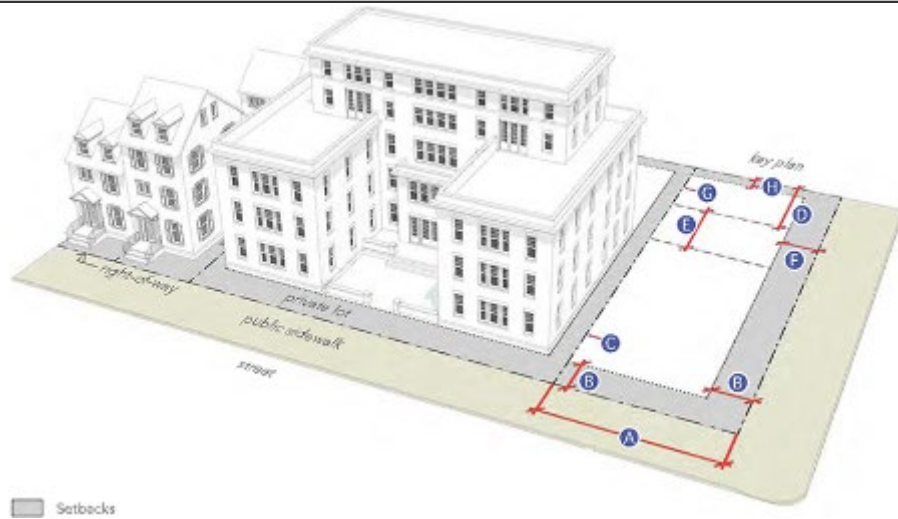
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Table 4.2.3. MDR3 Dimensional Standards	
Common entry	Permitted
Arcade/colonnade	Not permitted
Gallery	Not permitted
Storefront	Not permitted
Parking (See Article VIII, Parking Standards.)	
NOTES:	
1	Where a lot abuts a property zoned LDR, MDR or MDR2, the side setback for the lot shall be that required of the abutting lot's district.
	Where a lot abuts a property zoned LDR, MDR1 or MDR2 at the side or the rear, the lot shall include a buffer of 20 feet in width.
2	Garage location shall be according to § <u>155-8.4</u> , Parking location.
3	See § <u>155-3.4I</u> , Predominant setback. Where the predominant setback does not apply, the front setback shall be a minimum of 10 feet and a maximum of 20 feet.
4	A minimum setback of 15 feet is required for buildings over three stories. Zero-foot side setback only applies where there is a shared party wall.
5	Shall comply with § <u>155-3.4F</u> .
6	Five stories up to 65 feet maximum with a front stepback of 15 feet after the third floor or 40 feet, whichever occurs first.
PB	Principal building
SF	Single-family
TW	Twin
DU	Duplex
QU	Quad
RH	Row house
SMF	Small multifamily
LMF	Large multifamily

Table 4.2. MDR Form Standards

Table 4.2.3. MDR3 Dimensional Standards

Figure 4.2.3. MDR3 Form Illustration



①
height

Multi-Family MDR3