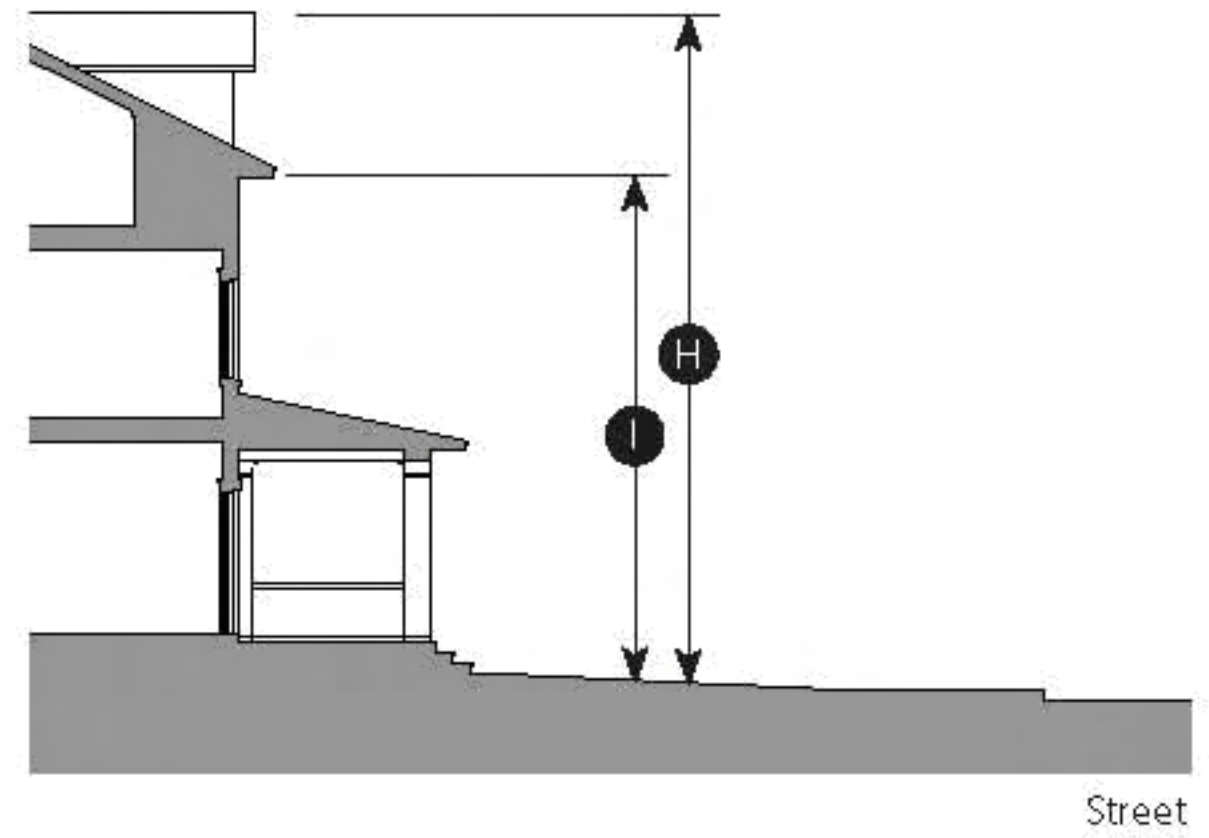
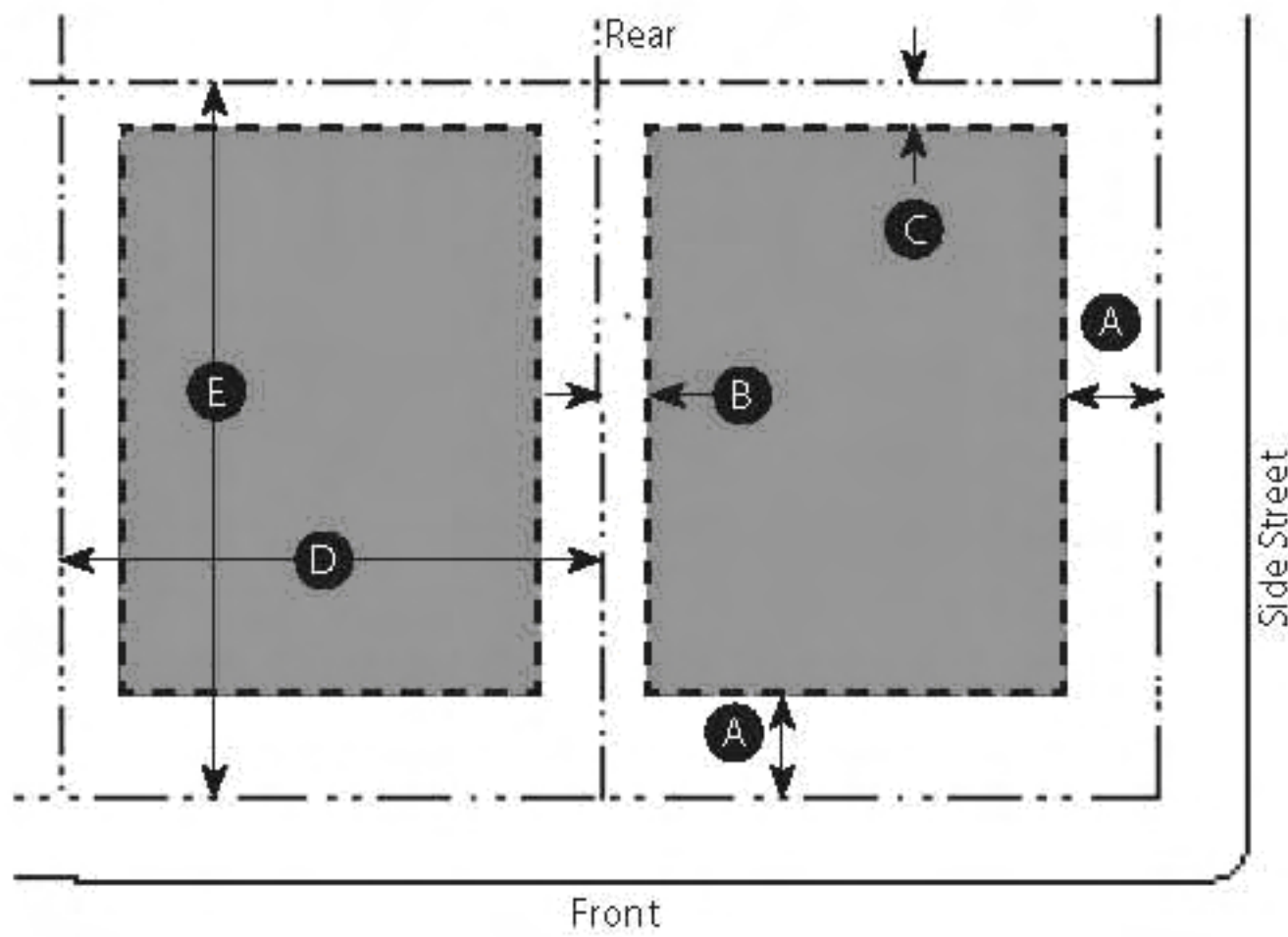


# RN-3: Residential Neighborhood Three, High Density



**Key**  
 - - - - ROW / Property Line      ■ Building Area  
 ——— Setback Line

Building Placement		
Setback (Distance from ROW / Property Line)		
Front/Side Street <span style="float: right;">Ⓐ</span>		
Principal Structure	15' min.	
Accessory Structure	20' min.	
Attached Garage	20' min.	
Side <span style="float: right;">Ⓑ</span>		
Principal Structure	10' min.	
Accessory Structure	5' min.	
Attached Garage	10' min.	
Rear <span style="float: right;">Ⓒ</span>		
Principal Structure	10' min.	
Accessory Structure	5' min.	
Attached Garage	10' min.	
Lot Size		
Width <span style="float: right;">Ⓓ</span>	30' min.	
Depth <span style="float: right;">Ⓔ</span>	no min.	
Minimum Lot Area		
Single Family with Secondary Unit	6,000 sq. ft.	
Duplex	12,000 sq. ft.	

Building Form		
Height*		
Principal Structure		
Overall Height <span style="float: right;">Ⓕ</span>	40' max.	
Average Plate Height <span style="float: right;">Ⓖ</span>	28' max.	
Accessory Structure		
Overall Height	28' max.	
Average Plate Height	16' max.	
Other Standards		
Building Intensity		
Lot Coverage	35% max.	
Floor Area Ratio (Accessory Structure)	20% max.	
Secondary Unit Size	650 sq. ft. max.	
Density		
Units per lot	2	

\* The above diagram is not intended to illustrate how height is measured. Please see the diagram in Section 26-402 for an illustration of how height is measured.