16.18.103: SITE LAYOUT AND DEVELOPMENT PATTERN:

It is the intent of this section to ensure that buildings relate appropriately to surrounding developments and streets; to create a cohesive identity for the neighborhood and attractive street scene; promote efficient site layout in terms of vehicular and pedestrian circulation patterns.

(1) Site layout guidelines:

(a) Multi-family buildings shall be clustered or grouped to form neighborhoods and shall be oriented or arranged in a manner to enclose required common open spaces, recreation amenities and parking areas.

(b) The minimum setbacks for multi-family dwelling units shall be twenty five feet (25') front setback, ten feet (10') side setback, ten feet (10') rear setback, twenty five feet (25') side setback on street side corner.

(c) The minimum separation between multi-family buildings, including accessory buildings, on the same lot or development shall be twenty feet (20').

(d) For multi-family buildings with walls greater than sixty feet ~~(60')~~ 80' in length adjacent to interior property lines, the building setback shall be increased by one hundred percent (100%) from such interior property lines when adjacent properties are zoned for single-family dwellings. (Ord. 2013-09, 2013)