Table 744-201-2: Dimensional Standards for Districts D-6 through D-11
All standards apply to both Metro and Compact Context Areas. Units are in feet unless indicated otherwise.

Standard / District	D-6	D-6II	D-7	D-8 [3]	D-9	D-10	D-11
Lot							
Minimum Project Area	[1]	[1]	N/A	N/A	N/A	N/A	15 acres
Minimum Lot Area for a lot with a:							
Single-family Attached Dwelling	2,400	2,400	2,000	See Table 744-201-1	N/A	N/A	N/A
Two-family Dwelling	4,000	4,000	3,000	See Table 744-201-1	N/A	N/A	N/A
Triplex	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Fourplex	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Minimum Street Frontage for a Project	150	150	100	50	150	100	150
Minimum Street Frontage for a lot with a:							
Single-family Attached Dwelling	20	20	18	See Table 744-201-1	N/A	N/A	N/A
Two-family Dwelling	35	35	30	See Table 744-201-1	N/A	N/A	N/A
Triplex	50	50	35	30	N/A	N/A	N/A
Fourplex	50	50	40	40	N/A	N/A	N/A
Minimum Setbacks and Yards [2]							
Front Setback:							
Fronts Along Expressways and Freeways	30	30	30	30	30	30	30
Fronts Along Primary and Secondary Thoroughfares and Parkways	30 from proposed ROW	30 from proposed ROW	25 from proposed ROW	30 from proposed ROW	30 from proposed ROW	25 from proposed ROW	60 from proposed ROW
Fronts Along Collector Streets	30	25	25	25	25	25	60
Fronts Along Local Streets	30	25	20	20	25	25	60
Perimeter Yard for a Project	30	25	20	N/A	20	20	50
Distance Between Primary Buildings in a Project	25	25	20	20	20	20	25
Side Yard on a lot with a: [4]							
Single-family Attached Dwelling	15	15	10	See Table 744-201-1	N/A	N/A	N/A
Two-family Dwelling	15	15	10	See Table 744-201-1	N/A	N/A	N/A
Triplex	15	15	10	20% of lot width, with min. of 4 ft. and max. of 15 ft.	N/A	N/A	N/A
Fourplex	15	15	10		N/A	N/A	N/A

Table 744-201-2: Dimensional Standards for Districts D-6 through D-11
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Standard / District	D-6	D-6II	D-7	D-8 [3]	D-9	D-10	D-11
Rear Yard on a lot with a: [4]							
Single-family Attached Dwelling	15	15	10	See Table 744-201-1	N/A	N/A	N/A
Two-family Dwelling	15	15	10	See Table 744-201-1	N/A	N/A	N/A
Triplex	15	15	10	15	N/A	N/A	N/A
Fourplex	15	15	10	15	N/A	N/A	N/A
Setback from a Railroad Track ROW	50	50	50	50	50	50	50
Maximum Height							
Primary Building Height							
Maximum Height	45	45	56	56	N/A	N/A	N/A
If abutting a lot or adjacent to a lot separated by a right-of-way less than 30' that is improved with a single-family detached dwelling, maximum height	35	35	40	40			
Maximum Accessory Building Height [5]	25	25	25	25	25	25	20
Maximum Floor Area Ratio (FAR) for sites with buildings:							
1 to 3 floors	0.40	0.55	0.70	0.60	0.50	0.60	N/A
4 to 5 floors	N/A	N/A	0.70	0.80	0.80	0.80	N/A
6 to 11 floors	N/A	N/A	N/A	N/A	1.50	1.50	N/A
12 to 23 floors	N/A	N/A	N/A	N/A	2.20	3.00	N/A
24 floors or more	N/A	N/A	N/A	N/A	2.20	3.20	N/A
Minimum Livability Space Ratio (LSR)	1.80	1.30	0.95	0.66	0.75	0.66	N/A

Notes:
[1] See also Section 744-202.C.2 – Lot Area and Width Exceptions for D-6 and D-6II districts. These exceptions apply to the setbacks as platted.
[2] Front setbacks are always measured from an existing right-of-way line unless otherwise indicated.
[3] These standards apply to D-8 sites not used for Single-family detached dwelling, Single-family attached dwelling, or Two-family dwelling.
[4] Common, unpierced walls that separate two dwellings are not required to meet side or rear yard setbacks.
[5] However, the height of an accessory building may not exceed the height of any primary building.