



- Permitted Uses:**
- Single Family and Multi-Unit Residential @ 15-25 du/ac
  - Existing Commercial
- Lot Size:**
- 1 acre min. for Multi-Unit
  - 2000 s.f. min. for Single Family
- Height:**
- 2 Floors/25' near Villa
  - 3 Floors/36' max. elsewhere
- Setbacks - Multi-Unit:**
- Front: 10' min. except 20' along Evelyn Avenue
  - Side and Rear: 30' min. between Buildings
- Setbacks - Single Family:**
- Front: 15' min. except 20' along Evelyn Avenue
  - Side: 8' min. between Buildings, except 10' min. along Evelyn Avenue
- Open Space - Multi-Unit:**
- Common: 150 s.f. min. per unit
  - Private: 60 s.f. min. per unit
- Parking:**
- 2 spaces per 2BR unit min.
  - 1 space per 1BR unit min.
  - 15% spaces Visitor-Accessible in Multi-Unit
- Rear: 15' min. House / 3' min. Garage, except 10' min. along Evelyn Avenue; 7' min. for 2nd Story over Garage**

EVELYN AVENUE CORRIDOR

# MIXED-UNIT RESIDENTIAL AREA