

**Amendment No. 3371**  
**LUCG/927**  
**Council Approval: 04 February 1980**

**Direct Control with Special R-4 Guidelines**

In those areas which are classified D-C, the following guidelines shall apply:

1. R-4 (General Residential District) Development Guidelines shall apply unless otherwise noted below.
2. Minimum Site Area Per Unit  
  
A minimum of 750 square feet per unit.
3. Unit Mix  
  
At least 50 percent of the dwelling units shall have 2 bedrooms or more and these units shall have direct access to at grade amenity space.
4. Height  
  
The maximum height of buildings shall be 28 feet.
5. Front Yard  
  
The front yard shall be consistent with that of the immediately adjacent buildings. (i.e., the front yard could be 12 feet rather than the usual 20 feet, if the adjacent yards were 12 feet.
6. Rear Yard  
  
The rear yard requirement shall be not less than 10 feet.
7. Parking  
  
125 percent on site parking shall be provided (as per the North Bow Design Brief).
8. Privacy of Adjacent Dwellings  
  
Outdoor amenity areas, particularly those above grade, shall be oriented and designed so as to respect the privacy of the outdoor amenity areas of adjacent dwellings.
8. Site Entries

Where the principal entry to a dwelling unit is located on the side of the building, this entry shall be set back at least 10 feet from the property line.

9. Side Entries

Where the principal entry to a dwelling unit is located on the side of the building, this entry shall be set back at least 10 feet from the property line.

10. Pitched Roofs

It is desirable that the street elevation of the building incorporated pitched roof elements into its design.