

## ARTICLE XI. DEVELOPMENT APPROVALS AND PROCEDURES

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### DIVISION B. DEVELOPMENT APPROVALS

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11-404 Development exempt from site plan requirement.

The prohibitions of section 11-403(A), (B) and (C) shall not apply to:

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(G) Lots in the R-20, R-12, R-8, R-5, and R-2-5 zones developed with a multi-unit dwelling.

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11-413 Cost of public improvements.

(A) The planning commission shall require payment in full or guarantee of payment in full of all costs or a proportionate share of costs for the construction and installation of landscaping, public streets, alley, sidewalks, curbs, gutters, sewers, drains and other public improvements, facilities or services within an approved site plan, subject however to the following minimum schedule:

(2) Collector or arterial street within site: All cost of sidewalk, curb, gutter, driveway and grading and 36 foot wide pavement in single, ~~and two-unit-family,~~ and multi-unit (up to four units) zones or 44-foot-wide pavement in multi-unit ~~family,~~ mixed-use, commercial and industrial zones. Pavement in excess of these requirements will be installed at city cost.

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11-416 Modifications.

(A) Modification of zoning regulations.

(1) In approving a site plan under the provisions of this section 11-400, the planning commission may modify the minimum frontage, yard, open and usable space, ~~zone transition setback~~ or other minimum requirements imposed by this ordinance for the zone or zones applicable to the land depicted in the site plan, or the requirements of section 11-410(CC), if the planning commission determines that such modification is necessary or desirable to good site development, that specific and identified features of the site design make up for those impacts otherwise protected by the regulations for which modification is sought and that such modification will not be detrimental to neighboring property or to the public health, safety and welfare. For modifications of the requirements of section 11-410(CC) the planning commission must also determine that the modification will not violate the intention of section 11-410(CC) to require a reasonable amount of landscaping.

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11-512 Separate permit not required.

No special use permit shall be required for the following development features when the location, size and design is included as part of a site plan or special use permit approval:

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(B) Tandem and reduced size parking spaces in conjunction with ~~single-unit family~~, ~~two-unit family~~, multi-unit (up to four units), and townhouse projects; and

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11-603 Cluster development limitations.

(A) Where permitted. Cluster developments shall be permitted for ~~single-unit family~~, ~~two-unit family~~, and townhouse dwellings where such development is permitted.

Sec. 11-1300 Special exception.

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11-1302 Special exception established.

A lot developed with a ~~single-unit family~~, ~~two-unit family~~, ~~or townhouse~~, or multi-unit (up to four units) dwelling may be the subject of a special exception from the following zoning requirements pursuant to this section 11-1300:

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(B) Yard and setback requirements for enlargement of a dwelling, as follows:

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(3) Nothing in this subsection shall be deemed to authorize the extension or enlargement of a dwelling ~~single family~~, ~~two family~~ or ~~townhouse dwelling~~ beyond the maximum height or floor area ratio permitted by the zone in which such dwelling is located nor to authorize the approval of more than one special exception per dwelling under the provisions of this subsection.

(C) Yard and setback requirements for a front porch subject to the following requirements:

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(2) Nothing in this subsection shall be deemed to authorize the extension or enlargement of a dwelling ~~single family~~, ~~two family~~ or ~~townhouse dwelling~~ beyond the height or floor area ratio permitted by the zone in which such dwelling is located, nor to authorize the approval of more than one special exception per dwelling under the provisions of this subsection.

(D) Maximum height for ~~single-unit~~, ~~and two-unit~~, and multi-unit family dwellings in the R-20, R-12, R-8, R-5, R-2-5, and ~~single family~~ and ~~two-unit family~~ dwellings in the RA and RB zones not including property located within the Old and Historic Alexandria and Parker-Gray Districts, subject to the following requirements:

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(E) Attached private garages with the vehicle opening facing the primary front yard that do not meet the requirements of section 7-2500 that are located on lots developed with a ~~single-unit, two-unit, or multi-unit-family~~ dwelling in the R-20, R-12, R-8, R-5, R-2-5, RA and RB zones, not including property located within the Old and Historic Alexandria and Parker-Gray Districts, subject to the following requirements:

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