

## MARTICLE 4. - DEVELOPMENT STANDARDS

[Sec. 23.4-1 thru 23.4-18 omitted for convenience]

### Sec. 23.4-19. – Micro units.

- a) Definition. For the purpose of this section Micro-unit means a small residential unit with a total square footage between 250 square feet and 750 square feet with a fully functioning kitchen and bathroom; and may include a maximum of two (2) bedrooms with each unit equivalent to 0.75 residential dwelling units for determining density.
- b) Interior shared common areas. Interior shared common areas supporting the units must equate to 10% of the gross area of all residential units. Supporting common areas shall include but not be limited to the following:
1. Reading Room,
  2. Gym/Exercise Facilities,
  3. Virtual Office Space,
  4. Party/Community Room,
  5. Game Room,
  6. Library,
  7. Movie Theatre,
  8. Gourmet Kitchen,
  9. Art Labs,
  10. Other similarly situated common usage areas
  11. Essential support areas such as lobbies, hallways, egress routes, stairs, concierge areas, staff offices, maintenance areas and required restroom facilities or similar shall not count toward shared interior common areas.
- c) Parking. Parking may be a combination of the following:
1. One (1) parking space or equivalent for each residential unit
  2. 50% or more of the required spaces shall be standard parking spaces
  3. Up to 25% of the parking spaces may be compact spaces (8'-0" x 18'-0")
  4. Up to 25% of the parking spaces may be met with bicycle, scooter or motorcycle storage. Four (4) bicycle storage spaces shall equal one (1) parking space; two (2) scooter storage spaces shall equal one (1) parking space; and two (2) motorcycle storage spaces shall equal one (1) parking space.
  5. Required guest and employee parking may be met with the same parking space combination ratio. Guest and employee parking shall be no less than one (1) space for every 100 sq. ft. of common area, public area, support area and offices, excluding required hallways, egress routes and stairs.
- d) Residential Building Type. All micro unit residential projects must be in a multi-family structure or collection of multi-family structures. Individual micro units may not be combined to facilitate larger individual units.
- e) Outdoor amenity. All micro unit residential buildings shall provide for an outdoor amenity that is above and beyond the required interior shared common area. Outdoor amenity space shall be no less than 5% of the gross area of all residential units and may not count toward the required interior shared common area.

- f) Personal service, retail or commercial space. All micro unit residential buildings shall designed as mixed use projects providing personal service, retail and/or commercial areas, including the required parking as regular standard spaces to support such use areas.
- g) Project size. All micro unit projects must provide at a minimum of 20 units.

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