

Sec. 2.8/ Density and Dimensional Standards

#6

NONRESIDENTIAL DISTRICTS DENSITY AND DIMENSIONAL SCHEDULE							
STANDARD	OP	LNC	MU	GC	CB	PIP	IND
Minimum Lot Area (square feet)							
Single-family	--	--	6,000	--	--	--	--
Two-family	--	--	6,000	--	--	--	--
Multi-family	--	--	7,500	--	--	--	--
Upper-story Residential*	--	--	--	--	--	--	--
Nonresidential Uses	--	10,890	--	--	--	--	--
Minimum Lot Area/Dwelling Unit (square feet)							
Single-family	--	--	6,000	--	--	--	--
Two-family	--	--	3,000	--	--	--	--
Multi-family	--	--	2,500	--	--	--	--
Upper-story Residential*	--	--	--	--	--	--	--
Minimum Lot Width (feet)							
Single-family	--	--	40	--	--	--	--
Single-family Attached	--	--	24	--	--	--	--
Two-family	--	--	24	--	--	--	--
Multi-family	--	--	60	--	--	--	--
Upper-story Residential*	--	--	--	--	--	--	--
Nonresidential Uses	--	100	--	--	--	--	--
Maximum Height (feet)							
All Uses	50	35	35	45	50	50	50
Minimum Yards (Setbacks) (feet)							
Front	25	30	10	0	0	45	30
Side	Interior	20	20	5	--	20	5
	Street	25	30	15	0	45	30
Rear	25	30	15	0	--	20	20
Required Build-to-Line (Percent)							
All Uses	--	--	60	--	70	--	--
Maximum Building Coverage (Percent)**							
All Uses	50	50	60	60	--	70	70

* Upper-story residential uses in nonresidential or mixed-use structures have no minimum lot area or minimum lot width requirements as they are not counted against nonresidential intensity in mixed-use and nonresidential structures.

RESIDENTIAL DISTRICTS DENSITY AND DIMENSIONAL SCHEDULE												
STANDARD	RA	RE-2	RE-1	RE-20	SF-10	SF-7	SF-5	SF-MH	SF-A	MF-L	MF-M	MF-H
Minimum Lot Area (sq ft)												
Single-family	43,560	87,120	43,560	20,000	10,000	7,000	5,000	6,000	5,000	6,000	6,000	6,000
Single-family Attached	--	--	--	--	--	--	--	--	3,000	--	--	--
Two-family	--	--	--	--	--	--	--	--	--	8,000	8,000	7,000
Multi-family	--	--	--	--	--	--	--	--	--	10,500	8,000	8,000
Nonresidential uses	43,560	87,120	43,560	20,000	10,000	7,000	5,000	6,000	5,000	--	--	--
Minimum Lot Area/Dwelling Unit (sq ft)												
Single-family	43,560	87,120	43,560	20,000	10,000	7,000	5,000	6,000	5,000	6,000	6,000	6,000
Single-family Attached	--	--	--	--	--	--	--	--	3,000	--	--	--
Two-family	--	--	--	--	--	--	--	--	--	4,000	4,000	3,500
Multi-family	--	--	--	--	--	--	--	--	--	3,500	2,000	1,500
Minimum Lot Width (ft)												
Single-family	100	100	100	100	75	60	50	50	50	50	50	50
Single-family Attached	--	--	--	--	--	--	--	--	24	24	24	24
Two-family	--	--	--	--	--	--	--	--	--	48	48	48
Multi-family	--	--	--	--	--	--	--	--	--	60	60	60
Nonresidential Uses	--	--	--	--	--	--	--	--	--	--	--	--
Maximum Height (ft)												
All Uses	35	35	35	35	35	35	26	26	26	35	45	50
Minimum Setbacks, All Uses (ft)												
Front	50	35	35	35	30	25	15**	15**	15**	20	20	25
Side	Interior	15	15	15	8*	8*	5	5	5***	8	8	8
	Street	50	35	25	25	15	15	15	15	20	20	20
Rear	50	30	30	30	15	15	15	15	20	25	25	15
Maximum Building Coverage (Percent)												
All Uses	--	--	--	--	--	--	--	--	--	45	50	50

* Interior side setbacks may be reduced in accordance with Sec. 2.8.3C.3.a.

** Minimum front setbacks are greater for carports and garages, see Sec. 2.8.3C.2(4)

*** Interior side setbacks may be reduced in accordance with Sec. 2.8.3C.3.b.