

TABLE 16-F
Schedule of Dimensional Standards

Dimensional Standard	R-1	R-2	R-3	R-4	RMU	C-1	C-2	I
Min. lot size (sq. ft.)	7,500	5,625	5,625	4,000	5,625	5,625	N/A	5,625
Density (Lot sq. ft./Min. lot area per dwelling unit)	3,750	3,125	2,400	2,400	3,125	2,800	N/A	2,800
Min lot size (sq. ft.) – attached units	N/A	3,125	2,400	2,400	3,215	2,800	N/A	2,800
Min. lot frontage	50'	37' - 6"	37' - 6"	37' - 6"	37' - 6"	37' - 6"	N/A	37'-6'''
Min. lot frontage – attached units	N/A	20'	15'	15'	20'	20'	N/A	20'
Max. lot coverage: structures (additive coverage total for structures and uncovered parking cannot exceed 90% except in C-2)	35%	40%	45%	45%	45%	60%	100%** *	60%
Max. lot coverage: uncovered parking/access (additive coverage total for structures and uncovered parking cannot exceed 90% except in C-2) *****	10%	15%	25%	25%	25%	60%	No Req.***	30%
Min. landscape area	55%	45%	30%	30%	30%	10%	No Req.*	10%
Min. setback from front lot line	30'	20'	20'	15'	15'	10'	No Req.	10'
Min. setback from side lot line for a primary bldg.	8'	5'	5'	5'	5'	5'**	No Req.	5'**
Min. setback from side lot line for a detached accessory bldg.	3'	3'	3'	3'	3'	3'	No Req.	3'
Min. setback from rear lot line: principal bldg.	30'	20'	20'	15'	15'	5'**	No Req.	5'**
Min. setback from rear lot line: accessory bldg.	5'	5'	5'	5'	5'	5'	N/A	5'
Max. building height for a primary bldg.	35'	35'	35'	35'	35'	35'	35'	35'
Max. building height for a detached accessory bldg.	25'	25'	25'	25'	25'	25'	25'	25'

Notes:

- * If a property does not utilize the zero setback allowance, the minimum landscape area shall be 10%.
- ** If the property adjoins a residential zone district, setbacks on the side and rear lot line shall be the same as those in the residential zone.
- *** Existing structures are not required to meet off-street parking requirements. New structures and additions shall meet off-street parking requirements.
- **** A covered porch may encroach into the front yard setback by twenty-five (25) percent.
- ***** If a front-loaded garage is set back at least ten (10) feet behind the primary street-facing building façade, the lot coverage between the garage entrance and the primary, street-facing, building façade, shall not be included in the calculation of lot coverage for uncovered parking/access.