

ZONING REGULATIONS

2 Attachment 3

Table 2-4 - Other Residential District Standards

District	Minimum Lot Area Maximum Density/Acre Standard Requirement/ Average	Minimum Yard Setbacks					Min. Dwelling Unit Area	Min. Lot Width	Min. Lot Depth	Max. Lot Coverage Max. FAR	Max. Height
		Adjacent to Street			Not Adjacent To Street						
		Front	Side	Rear	Side	Rear					
2F	8,000sf/pair 4,000sf/du	25' 20' curvil. or staggered or cul-de-sac	25' 20' curvil. or staggered or cul-de-sac	25' 20' curvil. or staggered or cul-de-sac	7.5' each side	10'	2,600sf/ pair 1,300sf/du	75'/lot or pair of lots if platted separately	100'	40%	35'
SFA	2,000sf/ 1,900 avg max. 12/acre	10'	10'	10'	5'	5'	1,400sf/ 1,300 avg	20' internal 30' end	90'	75%	40'
MF	None Max 12/acre in MF-0 Max. 18/acre in MF-1 Max. 32/acre in MF-2	20'	20'	20'	12'	12'	Efficiency: 500sf 1-BR: 650sf 2-BR: 800sf Add'l BR: 150sf Avg: 725sf	75'	100'	60%	35' in MF-0 40' in MF-1 50' in MF-2