

ZONING REGULATIONS

400 Attachment 1

City of Camden

Table 400.200

Zoning District	Maximum Density (dwelling units/acre)	Minimum Net Lot Area (square feet)	Minimum Lot Area Per Unit (Dwelling) in Square Feet			Minimum Lot Width (feet)	Minimum Setbacks (feet)			Maximum Lot Coverage (percent)
			Single-Family Dwelling	Two-Family Dwelling	Multifamily Dwelling		Front	Side	Rear	
“A-1”	1 unit/5 acres	217,800	217,800	Prohibited	Prohibited	NA	40	20	40	2%
“R-1”	5	9,000	9,000	Prohibited	Prohibited	75 <sup>1</sup>	30 <sup>9</sup>	10	30	37%
“R-2”	14	6,000	6,000	3,000	Prohibited	50 <sup>2</sup>	25 <sup>10</sup>	7	25	42%
“R-3”	29	6,000	6,000	3,000	1,500	50 <sup>2</sup>	25 <sup>10</sup>	7	25	42%
“R-3TH”	16	6,000	6,000	3,000	Interior: 2,000 Exterior: 3,000	50 Interior: 20 End Lot: 25	25 <sup>10</sup>	7 <sup>3</sup>	25	Interior: 58% End Lots: 42%
“C-1”	N/A	None	Prohibited <sup>4</sup>	Prohibited	Prohibited	0	30 <sup>5,6,7</sup>	30 <sup>5,6,7</sup>	30 <sup>5,6,7</sup>	100% <sup>8</sup>
“C-2”	N/A	None	Prohibited	Prohibited	Prohibited	0	25 <sup>6,7</sup>	30 <sup>5,6,7</sup>	30 <sup>5,6,7</sup>	75% <sup>8</sup>
“I-1”	N/A	None	Prohibited	Prohibited	Prohibited	0	30	10	30	75% <sup>8</sup>
“I-2”	N/A	None	Prohibited	Prohibited	Prohibited	0	30	10	30	80% <sup>8</sup>

**NOTES:**

1. The front lot line width may be reduced to 45 feet when the lot fronts on a cul-de-sac designed per City Code Section 405.320.
2. The front lot line width may be reduced to 35 feet when the lot fronts on a cul-de-sac designed per City Code Section 405.320.
3. Interior lot side yards for zero-lot-line construction of townhouses shall be zero (0) feet. End lot side yard requirements for townhouses shall be seven (7) feet.

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4. Structures that contain dwelling units in floors above the ground floor shall remain legal non-conforming residential dwellings until the dwelling unit becomes commercial square footage.
5. Yard distance may be reduced based upon fire-resistance rating requirements of International Building Code 2006, Table 602.
6. Refer to City Code Section 400.210(H) for exception where a lot abuts a residential zone.
7. Refer to City Code Section 400.210(E) for exception where a lot abuts an alley.
8. Provided adequate parking can be provided per City Code Section 400.260 (B).
9. Corner lot front setbacks may be reduced to twenty (20) feet on the secondary street as established by City Code Section 400.010 “Lot, Corner.”
10. Corner lot front setbacks may be reduced to fifteen (15) feet on the secondary street as established by City Code Section 400.010 “Lot, Corner.”