

ZONING

550 Attachment 1

Schedule I Schedule of Regulations

District	Classification	Front Yard Setback (feet)	Side Yard Setback (feet)	Rear Yard Setback (feet)	Maximum Building Height		Minimum Gross Floor Area for Dwellings (square feet)
					(stories)	(feet)	
R-1	One-family residential	25	Minimum of 6 on any one side; a total of 14 for both sides ¹	20	2	32	1 story: 1,000 2 stories: 1,350
R-2	One-family residential	25	Minimum of 6 on any one side; a total of 14 for both sides ¹	20	2	32	1 story: 850 2 stories: 1,200
R-3	Two-family residential	25	Minimum of 6 on any one side; a total of 14 for both sides ¹	20	2	32	1 story/1-family: 850 2 stories /1-family: 1,200 2 stories /2-family: 1,700 ²
R-4	Garden-type apartment, residential	30	15	25	2	35	1,000 per unit
R-5	Apartment residential	15	15	25	3	35	1,000 per unit
B-1	Business	5	10 along residential border; 0 along nonresidential border	10% of lot depth along residential border, 10 minimum; 0 along nonresidential border	2	25	—
B-2	Special business (business)	5	10 along residential border; 0 along nonresidential border	25 along residential border; 0 along nonresidential border	2	25	—
B-2	Special business (residential)	15	8 up to 150-foot depth; 50 after 150-foot depth	Residential border	3	35	1,000 per unit
B-3	Special business	15	15	10	3	35	—
H	Hospital	20	50 along residential border; 20 along nonresidential border	20	4	50	—
M	Manufacturing and industrial	5	10 along residential border; 0 along nonresidential border	10% of lot depth along residential border, with 20 minimum	2	25	—

NOTES:

¹ On corner lots, an eight-foot minimum side yard setback is required along the street side.

² Two-story/two-family residences also have a minimum gross floor area requirement of 750 square feet for the second floor.