

ZONING

461 Attachment 1

Schedule of Regulations as to Bulk, Height and Other Requirements

Residential Zones

Key:

- A. See § 461-13A through F for permitted reduction of and exceptions to the bulk, height and other requirements.
- B. See § 461-13N for special front setback from certain streets.
- C. Steep Slope Overlay District. See § 461-24.1 for lot and bulk requirements in the Steep Slope District.

Column 1 District	Column 2 Permitted Uses See § 461-13	Column 3 Minimum Lot Area Per Dwelling Unit (sq. ft.)	Column 4 Minimum Lot Size			Column 5 Yards and Lot Coverage						Column 6 Maximum Building Height	
			Minimum Lot Area (sq. ft.)	Minimum Lot Width (sq. ft.)	Minimum Lot Depth (sq. ft.)	Front Yard (ft.)	Rear Yard (ft.)	Minimum Yard Dimensions			Maximum Lot Coverage	Stories	Feet
								Side Yards (ft.)					
								Each	Both	Street Side			
R-A1	One-family	9,375	9,375	75	100	35	35	10	24	20	30%	2	30
R-2A		6,600	6,600	60	93.5	30	35	6	16	20	30%		
R-3A		5,000	5,000	50	88	25	35	6	16	10	27%		
R-B1	One-family	5,000	5,000	50	88	25	35	6	16	10	27%	2	30
R-B1	Two-family	3,750	7,500	75	90			12	24		25%	2 1/2	35
R-B2	R-B1 uses	As in the R-B1 Zone, including density											
	Garden apartments (dwelling groups) ¹	2,904	60,000	200		35	40	20	45	25	See Art. V § 461-19	2	30
	Townhouse Group ²	3,351	60,000	150	200	25	40	20	40	--	See Art. V § 461-21	3	35
R-B3	R-B2 uses	As in the R-B2 Zone, including density											
	Multifamily apartments	2,178	10,000	100	150	25	45	10	22	15	25%	3	35
R-HR	High-Rise Apartments ³	726	4 acres	500	200	1/2 height of building but not less than R-A1				See Art. V § 461-20	Minimum Height 6 60		

NOTES:

¹ See Art. V, § 461-19, for other requirements pertaining to garden apartments.

² See Art. V, § 461-21, for other requirements pertaining to townhouses.

³ See Art. V, § 461-20, for other requirements pertaining to high-rise apartments.