

ZONING

185 Attachment 3

Schedule III Bulk Requirements Residence-Professional Office District R-PO

| | Residence-Professional Office R-PO District | | | |
|---|---|---|--|---|
| | One-Family | Two- or Three-Family | Multiple Dwelling | Professional Offices |
| Bulk Requirements: | | | | |
| Minimum lot area (square feet) | 5,000 | 7,500 | 20,000 or 2,500 per dwelling unit, whichever is more restrictive | 5,000 |
| Minimum lot frontage (feet) ⁴ | 50 | 75 | 75 | 50 |
| Minimum lot width (feet) | 50 | 75 | 75 | 50 |
| Minimum lot depth (feet) | 90 | 90 | 100 ¹ | 90 |
| Minimum front yard (feet) | 30 | 30 | 30 ¹ | 30 |
| Minimum side yard interior (feet) | 8 ¹ | 8 ¹ | 30 | 10 |
| Minimum side yard corner (feet) | 8 ² | 8 ² | 30 | 10 ³ |
| Minimum rear yard (feet) | 25 | 25 | 30 | 10 ³ |
| Minimum gross aggregate floor area per dwelling unit (square feet) | 800 | 800 | 800 | N.A. |
| Maximum height (stories/feet) | 2½ or 30, whichever is more restrictive | 2½ or 30, whichever is more restrictive | 2½ or 30, whichever is more restrictive | 2½ or 30, whichever is more restrictive |
| Maximum building coverage | 20% | 20% | 20% ⁵ | 20% ⁵ |
| Maximum development coverage | 30% | 30% | 40% ⁵ | 40% ⁵ |
| Maximum floor area ratio | 0.25 | 0.25 | 0.25 ⁵ | 0.25 ⁵ |

NOTES:

¹Aggregate of both side yards must be 20 feet. For a dwelling built without a garage, there must be aggregate side yards of 32 feet with one being a minimum of 20 feet; the latter can be reduced to 8 feet if a garage is built on the lot.

²In the case of a corner lot without a garage, the side yard must be 20 feet; the side yard can be reduced to 8 feet if a garage is built on the lot.

³No structure may be nearer than 20 feet to a residence district boundary.

⁴The Planning Commission may reduce the minimum lot frontage to not less than 1/2 of the requirements listed above where residential lots front on culs-de-sac or elsewhere when determined to be in the public interest by the Planning Commission.

⁵On lots with principal structures, of which at least 80% of the gross floor area was in existence prior to the effective date of this provision, the Planning Commission may permit the maximum building coverage, development coverage and floor area ratio to be increased to 30%, 60% and 0.40, respectively.