

ZONING

185 Attachment 2

Schedule II Bulk Requirements Residence Districts R-3 and R-4

	Districts R-3 and R-4				
	One-Family	Two-Family	Three-Family	Multiple Dwelling ⁵	Townhouse
Bulk Requirements:					
Minimum lot area (square feet)	5,000	7,500	7,500	20,000 or 2,500 per dwelling unit, whichever is more restrictive	10,000
Minimum lot frontage (feet) ⁴	50	75	75	75	75
Minimum lot width (feet)	50	75	75	75	75
Minimum lot depth (feet)	90	90	90	100	100
Minimum front yard (feet)	30	30	30	30	30
Minimum side yard interior (feet)	8 ¹	8 ¹	8 ¹	30	20
Minimum side yard corner (feet)	8 ²	8 ²	8 ²	30	20
Minimum rear yard (feet)	25	25	25	30	25
Minimum gross aggregate floor area per dwelling unit (square feet)	800	800	800	500	800
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	2½ or 30, whichever is more restrictive
Maximum building coverage	30%	30%	30%	25%	35%

NOTES:

¹ Aggregate 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.

² In 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.

³ Garages acceptably designed to enable the roof thereof to be used as part of the grounds may be exempt by the Planning Commission from any coverage requirements.

⁴ The Planning Commission may reduce the minimum lot frontage to not less than ½ 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.

⁵ Permitted only in R-4 Districts.