

ZONING

185 Attachment 4

Schedule IV Bulk Requirements Medium-Density Residence/Office District RO-2

	RO-2 District ¹		
	Multiple Dwelling	Office	Townhouse
Bulk Requirements:			
Minimum lot area for use (square feet)	10,000	5,000	10,000
Minimum site area ⁵ for:			
1-bedroom unit or less (square feet)	1,000	N.A.	1,000
2-bedroom units (square feet)	1,200	N.A.	1,200
3-bedroom units (square feet)	1,800	N.A.	1,800
Minimum lot frontage (feet) ⁴	100	50	75
Minimum lot width (feet)	100	50	75
Minimum lot depth (feet)	100	50	100
Minimum distance from street (feet)	20	20	30
Minimum distance from property line (feet)	15	15	See Note 3
Maximum height (stories/feet)	3 or 35, whichever is more restrictive	3 or 35, whichever is more restrictive	2½ or 30, whichever is more restrictive
Maximum building coverage	40% ²	40% ²	35%

NOTES:

¹In an RO-2 District, one-, two- and three-family dwellings and offices in residences shall be subject to bulk and parking requirements of the R-2 District (see Schedule I).

²Garages acceptably designed to enable the roof thereof to be used as part of the grounds may be exempt by the Planning Commission from coverage requirements.

³A 30-foot front and 25-foot rear yard is required as well as a 20-foot side yard between building groups and property or street lines.

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.

⁵ Minimum site area and minimum lot area requirements shall both be met, but they are not additive requirements.