

ZONING

290 Attachment 4

**Table of Area, Bulk and Height Regulations for
All Residential Districts
[Amended 9-8-2010 by Ord. No. 1456]**

General Use	District		
	R-1	R-3	R-P
Residential uses			
Minimum lot area per dwelling unit/structure (square feet)			
Single-family	5,000	4,000	4,000
Two-family, duplex	—	2,500	2,500
Two-family, double house	—	—	—
Townhouse	—	2,500	2,500
Garden apartment	—	*	*
Other multifamily	—	*	*
Multistory, multifamily	—	*	*
Minimum lot width per structure (feet)			
Single-family	50	40	40
Two-family, duplex	—	25 per unit	25 per unit
Two-family, double house	—	—	—
Townhouse	—	25 per unit	25 per unit
Garden apartment	—	90	100
Other multifamily	—	70	100
Multistory, multifamily	—	120	125
Minimum yards (feet)			
Front	25	25	25
Rear	25	25	25
Side yards, each (feet)			
Single- and two-family	5	5	5
Townhouse and garden apartment	—	15, end wall	15, end wall
All multifamily	—	25, plus 2 feet for each story over 30 feet	30, plus 2 feet for each story over 30 feet
Maximum building height (feet)			
Single-family, two-family and townhouse	25	25	25
Garden apartment or other multifamily	—	36	36
Multistory, multifamily	—	85	85
Maximum lot coverage (percent)			
Single-family, two-family or townhouse, where permitted	40	50	50
All other residential uses	—	50	50
Nonresidential uses			
Minimum lot area (square feet)	10,000	8,000	8,000

WEST VIEW CODE

General Use	District		
	R-1	R-3	R-P
Minimum lot width (feet)	100	80	80
Minimum yards (feet)			
Front and rear	25	25	25
Each side	20	20	20
Maximum height (feet)	25	25	25
Maximum lot coverage (percent)	30	35	35

* NOTE: One thousand square feet per dwelling unit for a single-bedroom or efficiency unit, plus 200 square feet per dwelling unit for each additional bedroom.