

ZONING

Density Control Schedule

[Amended 3-22-1999 by L.L. No. 1-1999; 9-25-2000 by L.L. No. 5-2000; 5-12-2003 by L.L. No. 3-2003; 4-27-2023 by L.L. No. 5-2023]

Subsection Land Use Control District	(a) A-1	(b) A-2	(c) A-3	(d) A-4	(e) B	(f) C	(g) D
Minimum Lot Dimensions							
Residential							
Area, first DU (square feet)	44,000	30,000	30,000	87,120	(12)	5,000	3,000
Area, each added DU (square feet)	(2)	(2)	(2)	(2)	4,000	4,000	3,000
Width, first DU (feet)	150 (11)	100 (11)	100 (11)	100 (11)	65(11)	50	30
Nonresidential							
Area (square feet)	44,000	30,000	30,000	87,120	22,000	40,000	3,000 (5)
Width (feet)	150 (11)	100 (11)	100 (11)	100 (11)	100 (11)	200	30 (5)
Minimum Open Space (%)							
Residential	90	85	80	90	85 (13)	70	20
Nonresidential				90	70 (13)	70	20
Minimum Yard Dimensions (feet)							
Front	30 (3)	30 (3)	30 (3)	30 (3)	See § 225-17	See § 225-17	10 (8)
Side, one	25	15	15	30	10	10 (10)	(6) (10)
Side, both	55	35	35	60	20	20 (10)	(6) (10)
Rear	35	35	35	50	25	15 (10)	20 (7) (10)
Maximum Width of Structure (% of lot width)	55	65	65	65	80	80	(4)
Maximum Building Height							
Stories	2.5	2.5	2.5	2.5	2.5	2.5	3.5
Feet	35 (9)	35 (9)	35 (9)	35 (9)	35(9)	35	45
Pitched roof	40	40	40	40	40	40	50
Flat roof (pitch less than 5°)	35	35	35	35	35	35	45
Minimum Livable Floor Area (for residential uses only)							
First DU	1,200	1,200	1,200	1,200	1,200	600	600
Each added DU	(2)	(2)	(2)	(2)	600	600	600

NOTE:

Numbers shown in () indicate that reference should be made to the explanatory note bearing the same number contained in § 225-15 of this chapter.