

ZONING

220 Attachment 2

Schedule 2 Basic Regulations Governing the Size of Lots, Yards and Buildings¹ [Amended 1-13-2020 by Ord. No. 878]

Type of Regulation	DISTRICTS										
	Residential		Commercial				Comm/Res	Industrial		Special	
	R-1	R-1A	R-2	C-1	C-2	C-3	C-4	C/R ⁶	M-1	M-2	S-1
Minimum lot dimensions											
Area ⁵ (square feet)	7,500 SF	6,000 SF	5,000 SF, 3,000 TF	—	—	—	10,000	—(comm) MF(res)	15,000	20,000	30,000
Width (feet)	75 SF	60 SF	50 SF 60 TF	—	—	—	100	—(comm) MF(res)	100	100	100
Depth (feet)	100	100	100	—	—	—	100	—(comm) MF(res)	150	200	200
Minimum yard size (feet)											
Front yard	25	20	20	10 ²	10 ²	10	10 ²	10 ² (comm) MF(res)	10 ²	10 ²	50
Rear yard	25	20	20	10 ²	10 ²	10	20 ³	10 ² (comm) MF(res)	20 ³	20 ³	50
One side yard	10	8 SF	8 SF 8TF	— ⁴	— ⁴	— ³	— ³	— ⁴ (comm) MF(res)			25
Both side yards combined	25	20 SF	20 SF 16 TF	—	—	—	—	— ⁴ (comm) MF(res)	—	—	50
Maximum building height											
Stories	2.5	2.5	2.5 SF 2.5 TF	2	3	12	4	6 (comm) MF (res)	4	4	2.5
Feet	35	35	70	30	45	100	60	50 (comm)	60	60	35

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Maximum building coverage of lot (percent)	30	35	40 SF 40 TF	60	70	90	50	MF (res) 70 (comm) MF (res)	50	50	10

Abbreviations:

CR = Commercial Residential

SF = Single Family

TF = Two Family

MF = Multifamily (per development standards for Use Class 16: Multifamily dwellings)

NOTES:

¹ See § 220-18H for regulations covering accessory structures and § 220-19 for regulations covering appropriate public uses.

² Except when abutting an R District, then 20 feet shall be required.

³ Except when abutting an R District, then 30 feet shall be required.

⁴ Except when abutting an R District, then 15 feet shall be required.

⁵ Ground area required per dwelling unit for all residential uses.

⁶ Commercial facilities in C/R District shall comply with all commercial regulations. Residential facilities in C/R District shall comply with all residential regulations.