

ZONING

311 Attachment 1

Table 1
Summary of Zoning District Regulations
[Amended 1-17-2013 by Ord. No. 1101]

Districts and Uses	Lot Area (square feet)	Lot Width	Front Yard	Side Yard		Rear Yard	Corner Lot Setback		Maximum Building Coverage (percentage of Lot Area)
				Minimum	Aggregate		Front	Side	
R1 Single-family detached	6,600	60	25	10	25	20	25	15	30%
R2 Single-family detached	4,950	45	20	8	20	20	20	15	30%
Single-family semidetached	3,850	35	20	12	–	20	20	15	30%
R3 Single-family detached	4,000	40	15 ¹	8	18	15	15	10	30%
Single-family semidetached	3,000	30	15 ¹	10	–	15	15	10	30%
Two-family detached	2,250/unit	45	15 ¹	10	20	15	15	10	30%
Multifamily (maximum 4 units)	1,875/unit	75	25	15	35	20	25	15	25%
Multifamily (5 or more units)	§ 311-27F(1)	100	25	25	50	25	25	25	35%
Townhouses	1,800	18	25	15 at each end of row		15	25	15	45%
MERC	43,560	200	50	50	100	30	§ 311-74 ⁵		20%
Office ²	3,150	30	15	5	10	25	§ 311-74 ⁶		60% ³
ROA	2,500	20	5 ¹	None Required		25	§ 311-74 ⁷		80% 90% with underground parking
HBO	3,850	35	10 ¹	§ 311-48A(3)(b)		§ 311-48A(3)(c)	§ 311-74 ⁸		75% 80% with underground parking
Industrial	5,600	40	25	10		30 ⁴	§ 311-74 ⁹		50%

NOTES:

¹ If existing buildings on abutting lot(s) have a greater front yard the required front yard shall be not less than the front yard of one of the existing buildings.

² For residential uses in office district, see § 311-36B.

³ Seventy percent for semidetached or three or more attached buildings.

⁴ Fifty feet if abutting residential district.

⁵ Former § 311-74 was deleted 8-15-1996 by Ord. No. No. 903. See now § 311-31C(4).

⁶ Former § 311-74 was deleted 8-15-1996 by Ord. No. No. 903. See now § 311-36A(3)(d).

⁷ Former § 311-74 was deleted 8-15-1996 by Ord. No. No. 903. See now § 311-42A(6).

⁸ Former § 311-74 was deleted 8-15-1996 by Ord. No. No. 903. See now § 311-48A(3)(d).

⁹ Former § 311-74 was deleted 8-15-1996 by Ord. No. No. 903. See now § 311-54C(4).