

Table 2B. Table of Dimensional Standards, Nonresidential Districts

	R-P	C-1A	C-1	C-2	C-3	C-P	C-E	M-1	M-2	I-1
Minimum lot area (sf.)										
Non-residential	7,000	6,000	5,000	5,000	4,000	22,500	5,000	10,000	10,000	20,000
Single-family residential	5,000	5,000	5,000	-	4,000	-	5,000	-	-	-
Two-family residential	8,000	8,000	8,000	-	4,000	-	5,000	-	-	-
Three-family residential	10,000	10,000	10,000	-	4,000	-	-	-	-	-
Multi-family residential	7,000	7,000	7,000	-	4,000	12,500	5,000	-	-	-
Townhome	1,800	1,800	1,800	-	1,800	-	-	-	-	-
Minimum lot width (ft.)¹										
Non-residential	70	60	50	50	30	150	50	100	100	100
Single-family residential	50	50/65 ²	50/65 ²	-	30	-	50	-	-	-
Two-family residential	80	80	80	-	30	-	50	-	-	-
Three-family residential	100	100	100	-	30	-	-	-	-	-
Multi-family residential	70	85	85	-	30	120	50	-	-	-
Townhome	18	18	18	-	18	-	-	-	-	-
Minimum lot depth (ft.)										
Non-residential	100	100	100	100	100	150	100	100	100	150
Single-family residential	80	80	80	-	80	-	100	-	-	-
Two-family residential	80	80	80	-	80	-	100	-	-	-
Three-family residential	100	100	100	-	100	-	-	-	-	-
Multi-family residential	100	100	100	-	100	100	100	-	-	-
Townhome	80	80	80	-	80	-	-	-	-	-
Maximum lot coverage (%)										
Non-residential	40	50	50	50	100 ³	40	50	50	50	n/a
Single-, two-, three- and multi-family residential	50	50	50	-	100 ³	40	50	-	-	-
Townhome	60	60	60	-	60	60	-	-	-	-
Minimum building area (sf)	300	300	300	300	300	300	300 ⁴	300 ⁴	300 ⁴	-
Minimum living area (sf)										
Single-family residential	1,000	1,000	1,000	-	1,000	-	See R-2	-	-	-
Two- and Three-family	900	900	900	-	900	-	See R-2	-	-	-
Multi-family residential	See R-2	See R-2	See R-2	-	See R-2	See R-2	See R-2	-	-	-
Townhome	1,000	1,000	1,000	-	1,000	-	-	-	-	-
Maximum height (ft.)^{6,7}	3 floors/ max. ht. 36 ft.	4 floors/ maximum height of 48 feet			8 floors/ max. ht. 96 ft.	4 floors/ maximum height of 48 feet				NA
Minimum setback requirements (ft.)⁸	See footnote ⁹		See footnote ¹⁰	See footnote ⁹						See footnote ⁹
Front	20	20	20	20	None	50	20	20	20	25
Side interior lot ¹¹	7.5 15(MF)	None	None	None	None	25	None	None	None	25 ¹³
Side corner lot	20	20	20	20	None	40	20	20	20	25
Rear	20	20	15	20	None	30	20	20	20	25 ¹³
Rear-abutting alley	15	15	10	10	None	10	10	15	15	25
Minimum setback from water (ft) ¹²	35	35	35	35	35	35	35	35	35	35
Additional buffer¹³	N	N	Y	Y	N	Y	N	Y	Y	Y

1 If calculating a mean width, the width at the street line shall not be less than 80 percent of the required lot width except for lots on the turning circles of cul-de-sac or on the outside radius of a curve; in such cases the lot width at the street line shall be no less than 25 feet.

(Additional Information on Back)

- 2 No more than half of the lots shall be allowed to have 50 feet in width; the other half shall have a minimum lot width of 65 feet. For affordable housing developments, all lots shall be allowed to have a minimum 50 feet in width.
- 3 Except for required yards.
- 4 Except where no buildings are proposed.
- 5 See article V, section 4, affordable housing development.
- 6 See article IV, section 1, exceptions and variations to height regulations.
- 7 Additional height may be allowed subject to conditional use approval and the criteria standards set forth in article IV, section 1 (Exceptions and Variations to Height).
- 8 See article IV, section 1, Exceptions and Variations to Height Regulations, for additional setback requirements (except affordable housing developments).
- 9 Affordable housing developments see article V, section 4.
- 10 Residential developments in a C-1 zone must meet the yard requirements specified for the R-2 zone or affordable housing development.
- 11 If abutting a residential district that requires setbacks, use the setback required in that district along the abutting property line. For multi-story developments, see article IV, section 1, Exceptions and Variations to Height Regulations for additional setback requirements. Townhome setbacks are determined between buildings; interior townhome units do not have side setback requirements.
- 12 See setbacks to waterways appendix B, article IV, section 2.
- 13 Notwithstanding the setbacks required as noted in the table above, new multifamily, nonresidential, and mixed-use developments, subject to formal site plan approval, shall provide a visual screen and buffer area within their yard setbacks abutting residential uses and zoning districts, per appendix D, chapter 9, article III, section 9.44.1(a). This does not apply to projects located within redevelopment districts. New affordable housing developments are subject to the visual screen requirements identified within appendix B, article V, section 4.

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