

Chart 2. Bulk Regulations and Permitted Residential Densities
(Amended by Ord. 01-05, 4/24/01, 03-12, 07/08/03, 05-06, 9/13/05, 05-07, 9/13/05)

District and Use	Minimum Lot Requirements ##		Minimum Yard Requirements ##			Maximum Requirements ##		
	Area	Width (Feet)	Front (Feet)	Side (Feet)	Rear (Feet)	Height (Feet)	Units Per Acre	(%) Lot Coverage
A-O DISTRICT								
1. Single Family Detached Dwelling	2 Acres	200	50	20	35	35	0.5	20
2. Agriculture	5 Acres	250	50	35	35	35	na	20
3. Other	5 Acres	250	50	35	35	35	na	20
R-E RESIDENTIAL								
1. Single Family Detached Dwelling	1 Acre	150	50#	20	35	35	1	20
2. Other	5 Acres	250	50#	35	35	35		20
RS-18 RESIDENTIAL								
1. Single Family Detached Dwelling	18,000 sq. ft.	100	50#	12	35	35	2.0	20
2. Other	5 Acres	250	50#	35	35	35		20
RS-15 RESIDENTIAL								
1. Single Family Detached Dwelling	15,000 sq. ft.	100	40#	10	30	35	2.5	25
2. Other	5 Acres	250	50#	35	35	35		20
RS-12 RESIDENTIAL								
1. Single Family Detached Dwelling	12,000 sq. ft.	90	35#	8 ¹	30	35	3.0	30
2. Other	5 Acres	250	50#	35	35	35		20
RS-10 RESIDENTIAL								
1. Single Family Detached Dwelling	10,000 sq. ft.	80	30#	5 ²	25	35	3.5	30
2. Other	5 Acres	250	50	35	35	35		20
R-TH TOWNHOUSE								
1. Single Family Detached Dwelling	7,000 sq. ft.	65	30#	5 ²	30	2.5 Stories	8	25
2. Single Family Attached	4,000 sq. ft.	40	30#	5/0	30	2.5 Stories	8	25
3. Townhouse Units	na	0	30#	40	30	2.5 Stories	8	25
R-D RESIDENTIAL								
1. Single Family Detached Dwelling	10,000 sq. ft.	80	30#	5 ²	25	35	4	30
2. Two Family Dwelling	12,500 sq. ft.	80	30#	5 ²	25	35	7	30
3. Other	5 Acres	250	50#	35	35	35		25
R-M RESIDENTIAL								
1. Multi-Family Dwellings	5 Acres	250	50#	25	25	35	12	30

District and Use	Minimum Lot Requirements ##		Minimum Yard Requirements ##			Maximum Requirements ##		
	Area	Width (Feet)	Front (Feet)	Side (Feet)	Rear (Feet)	Height (Feet)	Units Per Acre	(%) Lot Coverage
R-C RESIDENTIAL CONDOMINIUM OVERLAY								
Multi-Story dwelling structures	na	na	**	Note 3	Note 3	*	na	***
O-R OFFICE			30	15	15	2 Stories		30
O-R-2 OFFICE			30	15	15	2 Stories		30
O-C OFFICE			50	10	20	4 Stories		30
C-L COMMERCIAL	None	65	45		20	2 Stories		50
C-G COMMERCIAL	None	65	40		20	5 Stories		70
C-H COMMERCIAL	10,000 Sq. Ft.	80	40**		20	5 Stories*		40
SC-1 COMMERCIAL	10,000 Sq. Ft.		15			5 Stories		70
I-O WHOLESALE AND WAREHOUSE	None	100	30	10	20	2 Stories or 35 Ft.		none
I-P PLANNED INDUSTRIAL PARK	30 Acres	100	50	20	20	40		50

¹Minimum 8', Total 18'

²Minimum 5', Total 15'

On street right-of-ways having a width of sixty feet (60') or more, the required front yard shall be increased by five feet (5'), and on street right-of-ways having a width of eighty feet (80') or more, by ten feet (10'). This shall not apply to the front yard at the rear of lots on double frontage or through lots.

*Building height shall not exceed one-third of the horizontal distance to the nearest single-family residential zoning district boundary, regardless of whether said district abuts the property of the subject building. For this purpose, height shall be measured relative to the ground elevation at said single-family residential zoning district boundary.

**Minimum front yard depth is 15 feet from the face of the curb of an abutting street, where (a) the yard is filled by a sidewalk or plaza conforming to City streetscape requirements and (b) commercial or office uses on the ground floor of the building open onto said yard. Otherwise, minimum front yard depth is that required to accommodate the frontage tree and landscaping requirements of Article VI, Section 23.

Note 2 - See**

Note 3 Minimum yards shall be as provided in the underlying zoning district.

***. Lot coverage shall be determined by minimum yard, parking, open space, and landscaping requirements.