

Single-Family, Non-Cluster Churches; Libraries; Firehouses; Public Utilities and Historic Museums

Type of Requirement	R-40A	R-40B	Single-Family Cluster Design	
			R-40A	R-40B
Minimum lot area	43,000 square feet	108,900 square feet	30,000 square feet	43,000 square feet

— except for flag lots: see Section [30-126c](#) —

Minimum lot depth	180 feet	300 feet	150 feet	180 feet
Minimum lot frontage	100 feet	140 feet	100 feet	100 feet
Minimum lot width	180 feet	250 feet	150 feet	180 feet
Minimum front yard setback	50* feet	75 feet	50* feet	50* feet
Minimum side yard setback	25* feet	40 feet	25* feet	25* feet
Minimum rear yard setback	25 feet	75 feet	25 feet	25* feet
Maximum building height	35 feet	35 feet	35 feet	35 feet
Minimum off-street parking ⁺	3**	3**	3	3**
Maximum residential density (units per gross acre)	0.8/acre***	0.4/acre	0.8/acre***	0.4/acre
Maximum coverage by primary structure, driveway and accessory uses	25%	15%	25%	25%