

RESIDENTIAL SUMMARY TABLE

Table 4.01-1: Dimensional Standards for Residential Districts											
Note: Dimensions may be modified by Neighborhood Protection Standards in Sec. 14.4.06											
PROPOSED ZONING DISTRICT	R-A	R-E	R-1	R-2	R-3	R-MH	R-M	R-UMS	R-CHD	R-SGD	
LOTS and DENSITY											
MIN. AREA (SF.)	1 acre [1]	15,000[1]	10,000 [1]	12,000[1]	7,200	7,200	7,200	N/A	N/A	N/A	
MIN. WIDTH (FT.)	60	60	60	60	60	60	60	N/A	N/A	N/A	
MIN. DEPTH (FT.)	120	120	120	120	120	120	120	N/A	N/A	N/A	
MIN-MAX. DENSITY (DUS/ACRE)	0-1	0-3	0-4.5	5-7	4-10	4-10	10-20	N/A	N/A	N/A	
MIN. AREA OF DWELLING UNIT (SQ. FT.)	N/A	N/A	N/A	900	500	N/A	400	N/A	N/A	N/A	
MAX. LOT COVERAGE	N/A	50%	50%	60%	60%	60%	60%	N/A	N/A	N/A	
BUILDING SETBACKS AND FRONTAGE								[8]	[8]	[8]	
MIN. FRONT YARD (FT.)											
MIN. % OF FRONT SETBACK LINE THAT MUST BE OCCUPIED BY BUILDING	N/A	N/A	N/A	N/A	N/A	N/A	N/A	60%	60%	60%	
MIN. BUILDING SETBACK	50	20[2][3]	20[2]	20	20	10	15	10[2]	10[2]	10[2]	
MIN. SIDE YARD (FT.)	See Also Sec 14.04.06 (Neighborhood Protection Standards)										
GENERAL INTERIOR	10 [6]	10 [4][6]	5	5	5	5	5	3	3	3	
CORNER LOT [5]	20	10	10	10	10	10	10	0	0	0	
REVERSE CORNER LOT	50	20	20	20	20	N/A	15	0	0	0	
MIN. REAR YARD (FT.)	See Also Sec 14.04.06 (Neighborhood Protection Standards)										
GENERAL	50[6]	20 [6]	20 [6]	20 [6]	20 [6]	10[6]	15 [6]	10 [6]	10 [6]	10 [6]	
REVERSE CORNER LOT	10	10	5	5	5	5	5	0	0	0	
MAX. BUILDING HEIGHT (FT.)											
PRIMARY RESIDENTIAL BUILDING											
GENERAL	30	30	15	15	15	15	30	42	42	42	
ADJACENT TO SINGLE-FAMILY ZONING	SEE ALSO SECTION 14.04.06 (NEIGHBORHOOD PROTECTION STANDARDS)							18	18	18	18
ADJACENT TO SINGLE AND TWO-FAMILY USES EXISTING PRIOR TO THE EFFECTIVE DATE OF THIS CODE								30	42	42	18
Accessory Structure											
GENERAL	N/A	N/A	N/A	N/A	N/A	N/A	N/A	18 [7]	20[7]	20[7]	
ADJACENT TO SINGLE-FAMILY ZONING	SEE ALSO SECTION 14.04.06 (NEIGHBORHOOD PROTECTION STANDARDS)							15	15 [7]	15[7]	15[7]

[1] Lot width times depth must equal or exceed minimum lot area.

[2] Garages, carports, or any structure used to park vehicles that face a front yard right-of-way must be set back a minimum of 25 feet. On a reverse corner lot, the front yard is defined by the shorter of the two street frontages, but a 25-foot garage setback is required from any "front" or "side" street right-of-way that the lot's parking structure faces.

[3] A lot with an average depth of 100 feet or less may maintain a 20-foot front yard setback for a garage.

[4] A lot with an average width of 80 feet or less may have a side yard of 5 feet, or 10 feet if it is a corner lot.

[5] If a garage is to be accessed from a corner lot with a street side setback, the minimum setback for the garage shall be 20 feet, regardless of the minimum setback identified in this table.

[6] Detached accessory structures may be built within 5 feet of the side and rear property lines.

[7] Accessory buildings are limited to garages and must be located in the rear of the primary structure. Garages may not face the street.

[8] A property developed with one Single-Family or one Two-Family unit shall use the R-3 Building Setback Standards