



BULK REQUIREMENTS

ZONE	LOT AREA	LOT WIDTH RIGHT OF WAY	LOT WIDTH SETBACK	LOT WIDTH CORNER RT OF WAY/ SETBACK	LOT DEPTH	FRONT YARD	REAR YARD	SIDE YARD	COMBINED SIDE YARD	BLDG CVG	ACC CVG	IMPERV CVG	BLDG HEIGHT
R-1 SF	18,000	75'	120'	85'/130'	N/A	40' ¹	40' or 35% OF LOT DEPTH ²	12' or 8' FOR LOTS <75' WIDE ³	30% OF LOT WIDTH ³	20% ⁴	5%	40%	2.5 STORY 30' AVG GRD TO MEAN
R-2 SF	15,000	60'	110'	70'/110'	N/A	40' ¹	40' or 35% OF LOT DEPTH ²	12' or 8' FOR LOTS <75' WIDE ³	30% OF LOT WIDTH ³	20% ⁴	5%	40%	2.5 STORY 30' AVG GRD TO MEAN
R-2A SF	18,000	60'	80'	70'/110'	200'	40' ¹	40' or 35% OF LOT DEPTH ²	12' or 8' FOR LOTS <75' WIDE ³	30% OF LOT WIDTH ³	20% ⁴	5%	40%	2.5 STORY 30' AVG GRD TO MEAN
R-3 2F	1F/8,000 2F/10,000	50'	75'	60'/85'	N/A	40' ¹ 30'	40' or 35% OF LOT DEPTH ² 40'	12' or 8' FOR LOTS <75' WIDE ³ 8'	30% OF LOT WIDTH ³ 20'	25%	5%	50%	2.5 STORY 30' AVG GRD TO MEAN
R-3A SF 2F	<u>10,000</u> <u>15,000</u>	<u>80'</u> <u>100'</u>	<u>80'</u> <u>100'</u>	<u>80'/80'</u> <u>100'/100'</u>	<u>125'</u> <u>150'</u>	<u>40'</u> ¹ <u>30'</u>	40' or 35% OF LOT DEPTH ² 40'	12' or 8' FOR LOTS <75' WIDE ³ 15'	30' OF LOT WIDTH ³ 30'	25%	N/A	50%	2.5 STORY 30' AVG GRD TO MEAN
R-4 MULTI FAMILY	1F/8,000 2F/10,000 PRD/5ACRE GA/TH/2ACRE*	100'	N/A	100'/NA	N/A	40' ¹ 30'	40' or 35% OF LOT DEPTH ² 40'	12' or 8' FOR LOTS <75' WIDE ³ 15'	30' OF LOT WIDTH ³ 35'	30%	5%	70% MAX RES DENSITY 14 PER ACRE	2.5 STORY 30' AVG GRD TO MEAN
OR SF 2F OFFICE PRD GA/TH**	<u>8,000</u> <u>10,000</u> <u>20,000</u> <u>5 ACRE</u> <u>2ACRE</u>	N/A	100'	NA/100'	N/A	40' ¹ OFF/ HOTEL 20'	40' or 35% of lot depth ² 40'	12' or 8' FOR LOTS <75' WIDE ³ 15'	30' OF LOT WIDTH ³ 35'	N/A	N/A	OFF/HOTEL 90% 1F&2F/50% GA&TH/ 70%	2.5 STORY 30' AVG GRD TO MEAN NON RES 30' HOTEL 3 STORY MAX 35'
A-1 AH	6 UNITS PER/ACRE	N/A	N/A	N/A	N/A	30'	20'	15	35' except as req. by 310-191 and 310-21	30%	N/A	50%***	2.5 STORY 30' AVG GRD TO MEAN
A-2 AH	10 UNITS PER ACRE	N/A	N/A	N/A	N/A	30'	20'	15	35' except as req. by 310-191 and 310-21	30%	N/A	50%***	2.5 STORY 30' AVG GRD TO MEAN
A-3 AH	14 UNITS PER ACRE	N/A	N/A	N/A	N/A	30'	20	15	35' except as req. by 310-191 and 310-21	30%	N/A	50%***	2.5 STORY 30' AVG GRD TO MEAN

¹ Or prevailing front-yard setback line of existing dwellings within 200' on same side of street as measured from the principal front building wall but not less than 10'

² Whichever is greater

³ No new building or addition to be closer to side lot line than 60% of building's or addition's height

⁴ 20% of first 7,500 SF of lot area and 10% of each additional SF of lot area in excess of 7,500 SF, e.g. a 22,00 SF lot would be limited to a 2,950SF footprint (7,500 x 0.2=1,500SF = 14,500 x 0.1=1,450 SF)

*See separate table for Floor Area Ratio requirements. FAR does not apply to any single-family residential dwellings.

** Floor Area Ratio is .35

*** Minimum living area 1 bedroom 550 SF, 2 bedroom 660SF, 3 bedroom 850SF

BULK REQUIREMENTS

Accessory structures

6' rear- and side-yard setbacks and 12' from any other structure. Maximum height of 14.'

Definitions:

ENCROACHMENT: Any structure that protrudes into a required setback.

STOOP: A small staircase ending in a platform that leads to the entrance of a building.

PORCH: A covered platform that leads to the entrance of a building.

PORTICO: A structure consisting of a roof supported by columns or piers that leads to the entrance of a building.

STORY, ABOVE-GRADE: "Any living area having a finished floor area above grade, except a basement, shall be considered a "story" when the distance from the grade to the finished surface of the floor above the basement is more than four (4) feet for more than 60% of the total perimeter of the building or more than 10 feet at any point.

Projections into required yards

- A. Subject to conditions hereinafter set forth, the following additions may be permitted to extend into required yards in residential districts:
 - (6) A roof with unenclosed sides over an entrance platform of a dwelling or portico may project up to five feet into the required front yard, provided that the roof over an entrance platform shall not extend beyond the platform and steps, nor shall the total area of the extension into the front yard exceed 25 feet. If front yard encroachments of porches, porticos, stoops and similar structures exist, said encroachments shall be such that the minimum front yard setback may be the average of the front yard setbacks of the dwellings located on the lots within 200 feet of the perimeter of the subject lot and located on the same side of the street as the subject lot, but in no event shall the minimum front yard setback be less than 10 feet.

FLOOR AREA RATIO (FAR)

The maximum permitted floor area for residential **other than single family** use by lot size shall be as set forth in the table below (Chapter 310, Schedule III). FAR requirements shall not apply to multifamily residential uses (3 or more units) in the R4 Districts. The FAR requirements for the OR District shall be 0.36.

FAR does not include basement or attic space.

LOT SIZE	FAR
4,999 sq ft and under	0.275
5,000-5,999 sq ft	0.275
6,000-6,999 sq ft	0.271
7,000-7,999 sq ft	0.267
8,000-8,999 sq ft	0.263
9,000-9,999 sq ft	0.260
10,000-10,999 sq ft	0.256
11,000-11,999 sq ft	0.252
12,000-12,999 sq ft	0.248
13,000-13,999 sq ft	0.244
14,000-14,999 sq ft	0.240
15,000-15,999 sq ft	0.237
16,000-16,999 sq ft	0.233
17,000-17,999 sq ft	0.229
18,000-18,999 sq ft	0.225
19,000-19,999 sq ft	0.220
20,000-20,999 sq ft	0.215
21,000-21,999 sq ft	0.210
22,000-22,999 sq ft	0.205
23,000-23,999 sq ft	0.201

LOT SIZE	FAR
24,000-24,999 sq ft	0.197
25,000-25,999 sq ft	0.193
26,000-26,999 sq ft	0.189
27,000-27,999 sq ft	0.184
28,000-28,999 sq ft	0.180
29,000-29,999 sq ft	0.176
30,000-30,999 sq ft	0.171
31,000-31,999 sq ft	0.166
32,000-32,999 sq ft	0.162
33,000-33,999 sq ft	0.158
34,000-34,999 sq ft	0.154
35,000-35,999 sq ft	0.150
36,000-36,999 sq ft	0.146
37,000-37,999 sq ft	0.142
38,000-38,999 sq ft	0.139
39,000-39,999 sq ft	0.136
40,000-40,999 sq ft	0.133
41,000-41,999 sq ft	0.130
42,000-42,999 sq ft	0.127
43,000 sq ft and over	0.125