



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, WITH MAX HEIGHT OF 35' FROM GRADE
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, WITH MAX HEIGHT OF 35' FROM GRADE
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, WITH MAX HEIGHT OF 35' FROM GRADE
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, WITH MAX HEIGHT OF 35' FROM GRADE
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, WITH MAX HEIGHT OF 35' FROM GRADE
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, WITH MAX HEIGHT OF 35' FROM GRADE
OR SF 2F OFFICE PRD GA/TH**	<u>8,000</u> <u>10,000</u> <u>20,000</u> 5 ACRE 2ACRE	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 WITH MAX HEIGHT OF 35' FROM GRADE 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, WITH MAX HEIGHT OF 35' FROM GRADE
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, WITH MAX HEIGHT OF 35' FROM GRADE
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, WITH MAX HEIGHT OF 35' FROM GRADE

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 (excluding decks, which shall have a fixed 40' setback)

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 22,000 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). 1-story ranch houses fixed 25% for building coverage. Decks are no longer included in building coverage.

*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

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.