

Sec. F-1. Schedule of areas, densities, heights, lot coverages, setbacks, and yards and setbacks.

| Zoning Districts | <u>Yards and setbacks, Areas, Densities, Heights, Lot Coverages, Setbacks, and Yards</u> | | | | | | | | | |
|------------------|--|--------------------------|--------------------------|--|---|---|---|------------------------------------|-----------------------------|--|
| | <u>Minimum lot area</u> | <u>Minimum lot width</u> | <u>Minimum lot depth</u> | <u>Minimum front yard or building line</u> | <u>Minimum rear yard setback or primary structure</u> | <u>Minimum side yard of interior lots</u> | <u>Minimum side yard of corner lots</u> | <u>Maximum height of structure</u> | <u>Maximum lot coverage</u> | <u>Maximum density (dwelling units per acre)</u> |
| AG | <u>10 acre</u> | <u>150'</u> | <u>n/a</u> | <u>35'</u> | <u>35'</u> | <u>20'</u> | <u>25'</u> | <u>35'</u> | <u>n/a</u> | <u>n/a</u> |
| RED-1 | <u>1 acre</u> | <u>150'</u> | <u>150'</u> | <u>35'25' (3)</u> | <u>35'25'</u> | <u>20'</u> | <u>35'25'</u> | <u>35'</u> | <u>n/a</u> | <u>1.0</u> |
| RED-2 | <u>2 acre</u> | <u>200'</u> | <u>200'</u> | <u>50'25' (3)</u> | <u>50'25'</u> | <u>30'20'</u> | <u>50'25'</u> | <u>35'</u> | <u>n/a</u> | <u>0.5</u> |
| RS SM | <u>(1)</u> | <u>(1)</u> | <u>(1)</u> | <u>(1)</u> | <u>(1)</u> | <u>(1)</u> | <u>(1)</u> | <u>(1)</u> | <u>(1)</u> | <u>(1)</u> |
| RS 120 | <u>12,000 sq. ft.</u> | <u>80'</u> | <u>120'</u> | <u>30'20' (3)</u> | <u>25'15'</u> | <u>10'</u> | <u>15'</u> | <u>35'</u> | <u>n/a</u> | <u>3.5</u> |
| RS 84 | <u>8,400 sq. ft.</u> | <u>70'</u> | <u>110'</u> | <u>25'20' (3)</u> | <u>25'15'</u> | <u>10'</u> | <u>15'</u> | <u>35'</u> | <u>n/a</u> | <u>5.0</u> |
| RS 72 | <u>7,200 sq. ft.</u> | <u>60'</u> | <u>100'</u> | <u>25'20' (3)</u> | <u>25'15'</u> | <u>6'</u> | <u>15'</u> | <u>35'</u> | <u>n/a</u> | <u>6.0</u> |
| RS 60 | <u>6,000 sq. ft.</u> | <u>50'</u> | <u>100'</u> | <u>25'20' (3)</u> | <u>25'15'</u> | <u>5'</u> | <u>15'</u> | <u>35'</u> | <u>n/a</u> | <u>7.0</u> |
| RS 45 | <u>4,500 sq. ft.</u> | <u>40'</u> | <u>100'</u> | <u>20' (3)</u> | <u>20'15'</u> | <u>(+)10' building separation</u> | <u>15'</u> | <u>35'</u> | <u>n/a</u> | <u>8.0</u> |
| RD 30 | <u>6,000 sq. ft.</u> | <u>50'</u> | <u>100'</u> | <u>25'20'</u> | <u>25'20'</u> | <u>7'</u> | <u>15'</u> | <u>35'</u> | <u>n/a</u> | <u>14.5</u> |
| RG 27 | <u>2,700 sq. ft.</u> | <u>25'</u> | <u>100'</u> | <u>20'</u> | <u>20'</u> | <u>(+)14' between building ends</u> | <u>15'</u> | <u>35'</u> | <u>n/a</u> | <u>14.5</u> |
| RG 25 | <u>2,500 sq. ft. per unit</u> | <u>50'</u> | <u>100'</u> | <u>25'20'</u> | <u>25'20'</u> | <u>7'</u> | <u>25'</u> | <u>35'</u> | <u>n/a</u> | <u>17.0</u> |
| RG 15 [18] | <u>3,600 sq. ft. per unit</u> | <u>60'</u> | <u>100'</u> | <u>(+)35'</u> | <u>(+)45'</u> | <u>(+)45'</u> | <u>(+)35'</u> | <u>35' (2 stories)</u> | <u>50%</u> | <u>24.0</u> |
| MF-1 | <u>3,600 sq. ft. per unit</u> | <u>60'</u> | <u>100'</u> | <u>35'</u> | <u>(+)45'</u> | <u>(+)45'</u> | <u>35'</u> | <u>35' (2 stories)</u> | <u>50%</u> | <u>12.0</u> |
| MF-2 | <u>2,700 sq. ft. per unit</u> | <u>60'</u> | <u>100'</u> | <u>35'</u> | <u>(+)45'</u> | <u>(+)45'</u> | <u>35'</u> | <u>35' (2 stories)</u> | <u>50%</u> | <u>16.0</u> |
| MF-3 | <u>2,100 sq. ft. per unit</u> | <u>60'</u> | <u>100'</u> | <u>35'</u> | <u>(+)45'</u> | <u>(+)45'</u> | <u>35'</u> | <u>35' (2 stories)</u> | <u>50%</u> | <u>20.0</u> |
| MP | <u>(1)</u> | <u>(1)</u> | <u>(1)</u> | <u>(1)</u> | <u>(1)</u> | <u>(1)</u> | <u>(1)</u> | <u>35'</u> | <u>n/a</u> | <u>8.0</u> |
| NC | <u>7,500 sq. ft.</u> | <u>50'</u> | <u>n/a</u> | <u>25'15'</u> | <u>(+)0'</u> | <u>(+)0'</u> | <u>25'n/a</u> | <u>35'</u> | <u>40%</u> | <u>n/a</u> |
| BN | <u>7,500 sq. ft.</u> | <u>50'</u> | <u>n/a</u> | <u>25'15'</u> | <u>20'0'</u> | <u>(+)0'</u> | <u>n/a(+)0'</u> | <u>35'</u> | <u>70%</u> | <u>n/a</u> |
| BG | <u>10,000 sq. ft.</u> | <u>50'</u> | <u>n/a</u> | <u>(+)25'</u> | <u>40'0'</u> | <u>(+)0'</u> | <u>n/a15'</u> | <u>45'</u> | <u>95%</u> | <u>n/a</u> |
| C | <u>10,000 sq. ft.</u> | <u>100'</u> | <u>n/a</u> | <u>25'</u> | <u>(+)0'</u> | <u>(+)0'</u> | <u>n/a15'</u> | <u>55' (4)</u> | <u>50%</u> | <u>n/a</u> |
| O-1 | <u>7,500 sq. ft.</u> | <u>50'</u> | <u>n/a</u> | <u>25'15'</u> | <u>(+)0'</u> | <u>(+)0'</u> | <u>n/a25'</u> | <u>35'</u> | <u>50%</u> | <u>n/a</u> |
| O | <u>10,000 sq. ft.</u> | <u>100'</u> | <u>100'</u> | <u>50'25'</u> | <u>(+)0'</u> | <u>(+)0'</u> | <u>n/a(+)0'</u> | <u>55' (4)</u> | <u>50%</u> | <u>n/a</u> |
| BC | <u>10,000 sq. ft.</u> | <u>100'</u> | <u>100'</u> | <u>25'</u> | <u>(+)0'</u> | <u>(+)0'</u> | <u>n/a25'</u> | <u>45'</u> | <u>70%</u> | <u>n/a</u> |
| ML | <u>10,000 sq. ft.</u> | <u>100'</u> | <u>100'</u> | <u>25'</u> | <u>0'</u> | <u>0'</u> | <u>n/a20'</u> | <u>n/a</u> | <u>75%</u> | <u>n/a</u> |
| MH | <u>10,000 sq. ft.</u> | <u>100'</u> | <u>100'</u> | <u>20'25'</u> | <u>0'</u> | <u>0'</u> | <u>n/a10'</u> | <u>n/a</u> | <u>50%</u> | <u>n/a</u> |
| AP | <u>n/a</u> | <u>n/a</u> | <u>n/a</u> | <u>25'</u> | <u>(1)</u> | <u>(1)</u> | <u>n/a15'</u> | <u>n/a</u> | <u>n/a</u> | <u>n/a</u> |
| GC (1) | <u>(1)</u> | <u>(1)</u> | <u>(1)</u> | <u>(21)</u> | <u>(21)</u> | <u>(21)</u> | <u>(21)</u> | <u>(1)</u> | <u>(1)</u> | <u>(1)</u> |
| PD | <u>(2)</u> | <u>(2)</u> | <u>(2)</u> | <u>(2)</u> | <u>(2)</u> | <u>(2)</u> | <u>(2)</u> | <u>(2)</u> | <u>(2)</u> | <u>(2)</u> |
| MTC (1) | <u>n/a</u> | <u>n/a</u> | <u>n/a</u> | <u>40'</u> | <u>0'</u> | <u>0'</u> | <u>(+)0'</u> | <u>55'</u> | <u>(1)</u> | <u>n/a</u> |
| CHD (21) | <u>n/a</u> | <u>n/a</u> | <u>n/a</u> | <u>(+)0'</u> | <u>5'0'</u> | <u>(+)0'</u> | <u>(+)0'</u> | <u>55'</u> | <u>100%</u> | <u>n/a</u> |

Notes:

(1) See district regulations.

(2) Established by ordinance.

(3) A 10 foot encroachment zone shall be permitted between the building setback and the property line in which porches, patios, and similar structures may be constructed.

(4) The maximum building height may be increased to a maximum height of 75 feet if each building setback is increased by two feet for every foot of increased building height.