



## RESIDENTIAL ZONING REGULATIONS

| Zoning District                         | SINGLE FAMILY RESIDENTIAL DISTRICTS                                      |                      |                | MULTI-FAMILY RESIDENTIAL DISTRICTS     |                      |                      |
|---|--|----------------------|----------------|--|----------------------|----------------------|
|   | RS 6,000   | RS 4,500             | R 5,000        | RM 3,500                               | RM 2,500             | RM 1,500             |
| <b>Min. Site Area per Unit</b>          | No more than one principal dwelling unit and one accessory unit per lot. |                      |                | 3,500 s.f. (1)                         | 2,500 s.f. (1)       | 1,500 s.f. (1)       |
| <b>Min. Lot Area</b>                    | 6,000 s.f. (2)   | 4,500 s.f. (2)       | 5,000 s.f. (2) | 7,000 s.f.                             | 6,000 s.f.           | 6,000 s.f.           |
| <b>Max. Lot Coverage</b>                | 50%  | 50%                  | 50% (3)        | 40%                                    | 40%                  | 40%                  |
| <b>Min. Lot Width (interior/corner)</b> | 60/70  | 45/55                | 50/60          | 70/80                                  | 60/70                | 60/70                |
| <b>Min. Lot Depth</b>                   | 100 ft.  | 90 ft.               | N/A            | 100 ft.                                | 100 ft.              | 100 ft.              |
| <b>Front Yard Setback</b>               | 20 ft.   | 20 ft.               | 20 ft. (4) (5) | 20 ft. (5)                             | 20 ft. (5)           | 20 ft. (5)           |
| <b>Interior Side Yard Setback</b>       | 10% of lot width (6)   | 10% of lot width (6) | 5 ft.          | 10% of lot width (6)                   | 10% of lot width (6) | 10% of lot width (6) |
| <b>Exterior Side Yard Setback</b>       | 15 ft.   | 10 ft.               | 10 ft.         | 10 ft.                                 | 10 ft.               | 10 ft.               |
| <b>Rear Yard Setback</b>                | 20 ft. (7)   | 15 ft. (8)           | 10 ft.         | 20 ft. (7)                             | 20 ft. (7)           | 20 ft. (7)           |
| <b>Maximum Height</b>                   | 30 ft.   | 30 ft.               | 30 ft. (9)     | 30 ft.                                 | 30 ft.               | 75 ft.               |
| <b>Open Space</b>                       | N/A  | N/A                  | N/A            | 300 sq. ft. of usable open space. (10) |                      |                      |

Note: In case of a discrepancy between this table and the Zoning Ordinance, the Ordinance shall control.

- 1) If after dividing the lot, the remainder is at least 90% of the area needed per unit, an additional unit may be added.
- 2) Corner lots must have an area at least ten percent greater than the minimum required.
- 3) In the R5000 District, one-story structures may cover 60% of the lot. Two-story structures will not be allowed more than 50% lot coverage.
- 4) May be reduced by 5 feet if all parking is located at rear of site or is entered parallel to the front property line.
- 5) A permanently covered, unenclosed, nonscreened one-story porch may be allowed to encroach into the required front yard, provided that there remains at least 10 feet of clear, open space from the nearest projection of the porch, including eaves and steps, to the front property line.
- 6) Not more than 10 feet shall be required and not less than five feet shall be permitted. In the RS 4500 district, side yards may be eliminated on one side [zero lot line], provided there are no windows or other openings in the side wall. See ordinance for additional requirements.
- 7) The rear yard may be reduced to 15 feet if there remains a portion of the rear or side yard which has an area of not less than 20% of the site and a dimension of not less than 15 feet.
- 8) The rear yard may be reduced to 10 feet if there remains a portion of the rear or side yard which has an area of not less than 15% of the site and a dimension of not less than 10 feet.
- 9) One-family dwellings shall be restricted to a maximum height of two stories above the average adjoining grade of the property, or 30 ft., whichever is the lesser.
- 10) See ordinance for additional requirements.