

Table 2A. Table of Dimensional Standards, Residential Districts

| Residential ¹ | AEU | REU | R-A | R-1AAA | R-1AA | R-1A | R-1B ² | R-2 | R-3 | R-4 |
|---|--|--------|--------|--------|--------|-------|--------------------|---------------------------|------------------|-------|
| Minimum lot area (sq. ft.) | | | | | | | | | | |
| Single-family | 2.5 acres | 1 acre | 1 acre | 12,000 | 10,000 | 7,500 | 5,000 | 7,500 | 7,500 | |
| Two-family | | | | | | | | 8,000 | 8,000 | 8,000 |
| Three-family | | | | | | | | 10,000 | 10,000 | |
| Townhouses | | | | | | | | 1,800 | 1,800 | |
| Multiple-family | | | | | | | | 8,500 | 12,000 | |
| Minimum lot width (ft.)³ | | | | | | | | | | |
| Single-family | 150 | 125 | 150 | 100 | 85 | 75 | 50/65 ⁴ | 50 | 50 | |
| Two-family | | | | | | | | 80 | 80 | 80 |
| Three-family | | | | | | | | 100 | 100 | |
| Townhouses | | | | | | | | 18 | 18 | |
| Multiple-family | | | | | | | | 85 | 120 | |
| Minimum lot depth (ft.) | | | | | | | | | | |
| Single-family | 150 | 125 | 200 | 120 | 110 | 100 | 80 | 100 | 100 | |
| Two-family | | | | | | | | 80 | 80 | 80 |
| Three-family | | | | | | | | 100 | 100 | |
| Townhouses | | | | | | | | 80 | 80 | |
| Multiple-family | | | | | | | | 100 | 100 | |
| Maximum lot coverage (%) | | | | | | | | | | |
| Single-family | None | None | 40 | 40 | 40 | 40 | 50 | 50 | 50 | |
| Two-, three-, and multiple-family | | | | | | | | 40 | 40 | 40 |
| Townhouses | | | | | | | | 60 | 60 | |
| Minimum living area (sq. ft.)⁵ | | | | | | | | | | |
| Single-family | 750 | 1,200 | 1,500 | 1,700 | 1,350 | 1,000 | 1,000 | 1,000 | 1,000 | |
| Two and three-family | | | | | | | | 900 | 900 | 900 |
| Townhouses | | | | | | | | 1,000 | 1,000 | |
| Multiple-family | | | | | | | | | | |
| Efficiency | | | | | | | | 450 | 450 | |
| One-bedroom | | | | | | | | 550 | 550 | |
| Two-bedrooms | | | | | | | | 650 | 650 | |
| Three-bedrooms | | | | | | | | 800 ⁶ | 800 ⁶ | |
| | | | | | | | | See footnote ⁸ | | |
| Maximum height (ft.)⁷ | | | | | | | | | | |
| Single-, two- and three-family | 3 floors with a maximum height of 36 feet ⁹ | | | | | | | | | |
| Townhouses and multifamily | 4 floors w/max. height 48 ft. | | | | | | | | | |
| Nonresidential | 3 floors with a maximum height of 36 feet | | | | | | | | | |
| Minimum setback requirements (ft.)¹⁰ | | | | | | | | | | |
| Front | 25 | 25 | 50 | 30 | 25 | 20 | 20 | 20 or 30 (MF) | 20 or 30 (MF) | 30 |
| Side interior lot ¹¹ | 10 | 10 | 30 | 15 | 10 | 7.5 | 5 ¹² | 7.5 or 15 (MF) | 7.5 or 25 (MF) | 10 |
| Side corner lot | 25 | 25 | 30 | 25 | 25 | 20 | 20 | 20 or 25 (MF) | 20 or 25 (MF) | 25 |
| Rear—permitted | 20 | 20 | 40 | 25 | 25 | 25 | 25 | 25 | 25 | 25 |
| Rear—abutting alley | | | 35 | 20 | 20 | 20 | 15 | 20 | 20 | 20 |
| Minimum setback from water | 35 | 35 | 35 | 35 | 35 | 35 | 35 | 35 | 35 | 35 |
| Maximum building length (ft.) for townhome buildings | | | | | | | | 200 | 200 | 200 |
| Enclosed garage per single- or two-family unit (except affordable housing) | | | | | | | | | | |
| | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes |
| Additional Buffer¹⁴ | N | N | N | N | N | N | N | Yes | Y | N |

NOTE: See appendix D, land development code, for additional setbacks and right-of-way dedications.

¹ R-2T and PUD zoning districts. See standards in appendix B, article V, section 2 (G) and (H).

² Ten percent usable open space required except affordable housing developments. Shall include but not be limited to improved play areas and wetlands or other natural features, which are accessible to the residents of the development. Retention areas, required buffers, rights-of-way, and other code required tracts shall not be included in the calculation of open space.

³ If calculated a mean width, the width at the street line shall not be less than 80 percent of the required lot width except for lots on the turning circles of cul-de-sac or on the outside radius of a curve; in such cases the lot width at the street line shall be no less than 25 feet.

⁴ No more than half of the lots shall be allowed to have 50 feet in width; the other half shall have a minimum lot width of 65 feet. For affordable housing projects, all lots shall be allowed to have a minimum 50 feet in width.

⁵ See Article V, section 4, affordable housing development.

⁶ Plus 100 square feet for each additional bedroom.

⁷ See article IV, section 1, exceptions and variations to height regulations.

⁸ Additional height may be allowed subject to conditional use approval and the standards set forth in article IV, section 1 (height regulations).

⁹ Structures accessory to agriculture (AEU) may be 45 feet in height.

¹⁰ See appendix B, article IV, section 1, multi-story developments; appendix B, article VI, section 1, residential uses; and appendix D, chapter 9, article XV, section 9.273, landscaping design standards.

(Additional Information on Back)