

Table 19-5.1

Table of Dimensional Standards

		THE LOT REQUIREMENTS			SETBACK MINIMUM			
Zone		Max Density & Min Lot (sq. ft.)	Minimum Width (in feet)	Max Coverage (percentage) ⑪	Front - Setback Min (in feet) ①	Side- Setback Min (in feet)	Rear Setback Min (in feet)	Height Max (in feet) ⑧
RESIDENTIAL	R-6	6,000	40	40	20	5	15	35
	R-9	9000	60	40	20	5	15	35
	RM-1	10 units/acre	• 40 s.f. detached • 0 all other	40	20	• 5 for s.f. detached & duplex • 15 for other uses	15	40 ② ⑫
	RM-1.5	15 units/acre		40	20		15	40 ② ⑫
	RM-2 & RM-3	20 units/acre		40	20		15	40 ② ⑫
	High-rise apartments in RM-3 or OD	1 acre	150	25 ③	25	25	25	None ④
	NON Residential in ANY Residential District	None	None	40	25	15	15	40 ② ⑫
	Accessory Structures	—	—	50% of Principal Structure	NP	5	5	20 ⑨
NON-RESIDENTIAL	OD	⑩	None	50	10	3 ⑤ or 10 ⑥	15	40 ② ⑫
	C-1	⑩	None	100	10		15	40 ② ⑫
	C-2	⑩	None	100	10		15	40 ② ⑫
	C-3	⑩	None	100	10		10	40 ② ⑫
	C-4	None	None	100	0	0	0	none ⑦ ⑫
	RDV	⑩	None	100	10 (20 max)	3 ⑤ or 10 ⑥	3 ⑤ or 10 ⑥	40 ② ⑫
	S-1	⑩	None	100	10	3 ⑤ or 10 ⑥	10	40 ②
	I-1	None	None	100	25	3 ⑤ or 25 ⑥	10	40 ②
	Accessory Structures			10	NP	3 ⑤	3 ⑤	20 ⑨

Footnote

①	See subsection 19-5.2.4(B), setback, front
②	See subsection 19-5.2.9 (C)(1), general
③	See subsection 19-5.2.10, Lot coverage
④	See subsection 19-5.2.9(C) (2), high-rise apartments
⑤	Zero lot line or common wall construction is allowed
⑥	If adjacent to a residential district
⑦	Height may be limited by design guidelines for the central business district
⑧	See subsection 19-5.2.9, building height
⑨	See subsection 19-4.4.2 (E), maximum height
⑩	No minimum lot area, maximum residential density is 20 units/ acre
⑪	Total impervious area shall not exceed 60% for lots with s.f. detached homes and duplex dwellings, per section 19-6.9
⑫	S.F. detached homes limited to 35 feet in height