

Zoning Districts

Zoning District Dimensional Standards										
District	Minimum Lot Area	Minimum Lot		Required Setbacks			Proposed Setbacks			Building Height
		Width	Depth	Front	Side	Rear	Front	Side	Rear	

Utilize the above table to fill-in the light grey boxes with the requirements specified in the Dimensional Standards Table below to help make sure the proposed development meets or exceeds these standards.

Dimensional Standards								
District	Lot Width	Lot Area	Lot Depth	Front	Setbacks		Height	Lot Coverage
A	350 ft.	5 Ac.	N/A	50 ft.	15 ft.	50 ft.	35 ft.	N/A
E	250 ft.	3 Ac.	N/A	50 ft.	20 ft.	50 ft.	35 ft.	N/A
R-1	75 ft.	8,500 sqft.	N/A	30 ft.	20 ft. total, 8 ft. min.	30 ft.	35 ft.*	35%
R-1B	50 ft.	5,000 sqft. Per family	100 ft.	25 ft.	5 ft.; 10 ft. on street side for corner lots	30 ft.	35 ft.*	35%
R-1M*	See Section 405.160.							
R-2	80 ft.*	8,500 sqft. For Single-Family; 6,000 sqft. For Two-Family Dwellings	N/A	30 ft.	20 ft. total, 7.5 ft. min.; 20 ft. on street side for corner lots	20 ft.	35 ft.	35%
R-2B	50 ft.	5,000 sqft. Per family	N/A	25 ft.	5 ft.; 10 ft. on street side for corner lots	30 ft.	35 ft.*	35%
R-3	N/A	4,000 sqft. Per Family	N/A	30 ft.	15 ft.	15 ft.	2 stories, plus basement	60%
R-4	N/A	3,000 sqft. Per 4 bedroom unit; 2,500 sqft. Per 3 bedroom unit; 2,100 sqft. Per 2 bedroom unit; 1,650 sqft. Per 1 bedroom unit	N/A	30 ft. plus 3 ft. for each story in excess of 4	15 ft.*	30 ft. for bldgs. Up to 4 stories; equal to height of bldg. for bldgs. In excess of 4 stories	No max. or min., governed by yard rqmts.	60%
C-O	N/A	N/A	N/A	35 ft.	15 ft.*	30 ft.	3 stories; up to 144 ft. in CP-O	85%
C-1	N/A	N/A	N/A	35 ft.	15 ft.*	15 ft.	3 stories	85%
CBD-1	N/A	N/A	N/A	0 ft.	0 ft.*	0-25 ft.*	3 stories; up to 12 stories in CBDP-1	95%
CBD-2	N/A	N/A	N/A	0 ft.	0 ft.*	0-25 ft.*	3 stories; up to 12 stories in CBDP-2	95%
C-2	N/A	N/A	N/A	35 ft.	15 ft.	15 ft.	3 stories; up to 12 stories in CP-2	85%
M-1	N/A	N/A	N/A	35 ft.	40 ft. total; 15 ft min.; 20 ft. on street side for corner lots or abutting a zoned residential lot	25 ft.	3 stories or 50 ft.; MP-1 or over 30 ac. 150 ft.	60%
M-2	N/A	N/A	N/A	25 ft.	10 ft.	20 ft.	150 ft.	80%

*Denotes additional requirements located within the text for that specific District's specific requirement.