

# Bulk Regulations: Setbacks, Height, & Density Per Zoning District

Zoning District Classification	A1	RR	R1	R1A	R1B	R1C*	R2	R3	R4	CBD*	CUC*	CC*	CPD*	INS*	M1*	M2*
<b>MINIMUM LOT AREA</b> <i>(square feet, unless noted otherwise)</i> - One-Family - Duplex, Townhouses - Multi-Family - Other Permitted Uses - Mobile Home	10 Ac	1 Ac	10,000	8,500	7,000	5,500	7,000	6,500	5,500	None	None		10,000	None	7,000	7,000
	-	-	-	-	-	-	7,500	7,000								
	-	-	-	-	-	-	-	8,000				7,000				
	10 Ac	1 Ac	10,000	8,500	8,000	5,500	-	8,000								
<b>MINIMUM LOT WIDTH</b> <i>(feet)</i> - One-Family - Duplex - Townhouses - Multi-Family - Other Permitted Uses	200	100	80	65	65	55	60	50	50	None	None		80	None	60	60
							70	60								
								20								
								80				50				
								80								
<b>MINIMUM SITE AREA PER HOME BY RESIDENCE TYPE</b> <i>(square feet)</i> - Single-Family - Two-family, duplex - Townhouse/Multi-family ≤4 units - Multi-family with 5+ unit	10 Ac	1 Ac	10,000	8,500	7,000	5,500	7,000	6,500								
							3,750	3,500			NA	NA	NA	NA	NA	NA
								2,000								
<b>BULK STANDARDS</b> <i>(feet)</i> - Front Yard - Street Side Yard - Interior Side Yard 1 to 1.5 stories 2-3 stories More than 3 stories Nonresidential Uses - Rear Yard - Maximum Height <i>(feet)</i> - Floor Area Ratio (FAR) - Maximum Parking in Side Yard for Nonresidential Uses (%)	75	40	30	25	25	20	25	25	25	0*	12.5*	25*	40	35*	25	50
	50	30	20	15	15	10	20	15	10	0*	10*	15*	25	25	25	25
	10	10	10	7	7	7*	7	7	10	0*	10*	10*	10	8	0*	0*
	15	15	10	10	10	7*	10	10	10	0*	12*	12*				
	NA	NA	NA	NA	NA	NA	-	12	10	0*	12*	12*				
	-	-	-	-	-	-	-	10	10	0*	12*	15*				
	75	40	40	35	30	30	35	40	25	0*	20*	25*	25	25	25	40
	35	35	35	35	40	40	35	45	45	None	None	50	50	None	75	None
	NA	NA	NA	NA	NA	NA	NA	1.0	0.5	None	None	1.0	0.5	None	1.0	None
	NA	NA	NA	NA	NA	NA	35%	35%	50%	NA	35%	NA	50%	NA	NA	NA