



Community Development
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Dimensional Requirements – Single Family Dwellings, Two Family Dwellings and Multiple Family Dwellings

Districts	Minimum Size of Lot per Unit		Maximum Height of Building In Feet	Front Setback In Feet	Minimum Yard Setback		Minimum distance between dwelling units In Feet	Rear Setback In Feet	Maximum Percentage of Lot Coverage (Area of All Structures) In Feet	Minimum Floor Area Per Unit Area in Square Feet
	Area in Square Feet (5.09A)	Width in Feet			At Least 1 Side Yard	Total of 2 Side Yards				
R-1AB	8,800	80	40	25(1)	5(2)	15	15	20	35(2)	800
R-1CD	4,400	40	30	25(1)	5(2)	15	15	20	35(2)	800
R-2	4,400	40	30	25(1)	5(2)	15	15	20	35(2)	800
R-M	10,000	80 (per building)	30	25(1)	10	20	20	20	35(2)	250

1. The front yard setback must be twenty-five feet or equal to the average setback of the six adjacent building on the same block, whichever is greater, see Section 5.09B
2. For corner lots, see Section 5.09E and 5.09F – Supplemental Dimensional Regulations Applicable To All Use Based Districts.

5.09E Exterior side yards on corner lots:

1. When a rear yard abuts a rear yard, the exterior side yard setback must not be less than ten feet.
2. When a rear yard abuts a side yard, the exterior side yard setback is twenty-five feet, with the following exception:
 - i. When the distance from the rear lot line to the principal structure is greater that thirty-five feet, the minimum setback is reduced to ten feet.

5.09F Maximum lot coverage for corner lots must not exceed forty-five percent.