

ZONING RESIDENTIAL BULK STANDARDS

| Area, Yard and Bulk Regulations | R-50 | R-60 | R-75 | R-100 | R-2 | R-2A | R2-A GARDEN | R-2B | R-2B Townhouse | R-3 | R-3 | R-3A | R-3A | R-3A | R-3B | R-3B | R-3B |
|---|----------|----------|----------|----------|----------|---------------|----------------|---------------|-------------------|----------|------------|----------|------------|--------|---------------|-------------------------------|-----------------------------|
| | 1-Family | 1-Family | 1-Family | 1 Family | 2 Family | 1-2 Family | 2 Family | 1-2 Family | Townhouse | 1 Family | Multi | 1 Family | Multi | Multi | 1-2 Family | Multi/2 Stories or less | Multi/ Over 2 Stories |
| | 5,000 | 7,500 | 10,000 | 20,000 | 5,000 | 5,000 | 15,000 | 5,000 | 15,000 | 7,500 | 30,000 | 5,000 | 15,000 | 20,000 | 5,000 | 15,000 | 20,000 |
| MIN LOT SIZE (sq. ft.) | 5,000 | 7,500 | 10,000 | 20,000 | 5,000 | 5,000 | 15,000 | 5,000 | 15,000 | 7,500 | 30,000 | 5,000 | 15,000 | 20,000 | 5,000 | 15,000 | 20,000 |
| MIN.LOT WITH WIDTH (ft.) | 50 | 60 | 75 | 100 | 50 | 50 | 100 | 50 | 150 | 75 | 125 | 50 | 100 | 100 | 50 | 100 | 100 |
| MIN.FRONT YARD (ft.) | 25 | 25 | 35 | 50 | 25 | 25 | 25 | 25 | 25 | 40 | 40 | 25 | 25 | 25 | 25 | 25 | 25 |
| MIN.SIDE YARD, INTERIOR (ft.) | 7.5 | 10 | 10 | 10 | 7.5 | 7.5 | 15 | 7.5 | 0 | 10 | 15 | 7.5 | 15 | 15 | 7.5 | 15 | 15 |
| MIN SIDE YARD SECONDARY STREETS (ft.) | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 20 | 20 | 15 | 15 | 15 | 15 | 15 | 15 |
| MIN.REAR YARD (ft.) | 20 | 20 | 35 | 50 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 15 | 15 | 20 | 15 | 15 |
| MAX.HEIGHT (sq. ft.) | 2.5/35 | 2.5/35 | 2.5/35 | 2.5/35 | 2.5/35 | 2.5/35 | 2.5/35 | 2.5/35 | 2.5/35 | 2.5/35 | 30/max-280 | 2.5/35 | 2-story/28 | -55 | 2.5/35 | 3./38 | -55 |
| MAX.COVERAGE (%) | 25 | 30 | 30 | 20 | 30 | 30 | 30 | 30 | 30 | 25 | 30 | 30 | 30 | 30 | 30 | 30 | 30 |
| MIN. LOT AREA PER DWELLING UNIT (sq. ft.) | x | x | x | x | x | 0 | 1,500 | 0 | 0 | 0 | 525 | x | 0 | 0 | x | x | x |
| MIN HEIGHT RATIO, FRONT | x | x | x | x | x | x | x | x | x | 0 | 4:01 | 0 | 1,500 | 871 | x | 1500 | 871 |
| MIN.HEIGHT RATIO, REAR | x | x | x | x | x | x | x | x | x | 0 | 0 | x | x | x | x | x | x |
| MIN.HEIGHT REAR, SIDE | x | x | x | x | x | x | x | x | x | 0 | 4:01 | x | x | x | x | x | x |