

Table 168-3: Site Development Regulations

Regulator	AR	RR	R-1	R-2	R-3	R-4*
Minimum Lot Area (square feet)						
One-Family	10 acres	1 acre	8,400	6,000	5,000	4,000
Duplex, Two-Family	NA		---	---	10,000	7,000
Townhouses	NA		---	---	9,000	7,000
Multi-Family	NA		---	---	---	7,000
Other Permitted Uses	NA	1 acre	8,400	6,000	6,000	6,000
Minimum Lot Width (feet)						
One-Family	150	100	70	60	50	40
Duplex					80	70
Townhouses					25	25
Multi-Family						70
Other Permitted Uses	150	100	70	60	60	70
Minimum Site Area per Housing Unit (square feet) by type of residential						
Single-Family	10 Acres	2 Acres	8,400	6,000	5,000	5,000
Two-family duplex					5,000	4,000
Townhouse					5,000	3,500
Multi-family					3,000	2,500
						1,250
Minimum Yards (feet)						
Front Yard	35	35	25	25	25	25
Street Side Yard	25	25	25	20	15	10
Interior Side Yard						
1 to 1.5 stories	20	20	> of 7 or 10% of lot width	5	5	5
2-3 stories	20	20		10	10	7
More than 3 stories	NA	NA	NA	NA	NA	15
Non-Residential Uses	30	30	30	20	20	15
Rear Yard	35	35	25	25	25	10
Maximum Height (feet)	35	35	35	35	35	75
Maximum Building Coverage	10%	20%	25%	40%	50%	60%
Maximum Impervious Coverage	20%	30%	40%	60%	70%	80%
Floor Area Ratio	NA	NA	NA	NA	NA	NA
Minimum Width for Any Building Elevation	20	20	20	20	20	20
Minimum Floor Area	750	750	750	750	750	750

Table 168-3: Summary of Site Development Regulations

Regulator	MH	UC	CC*	DC	GC*	HC*
Minimum Lot Area (square feet)				None	5,000	10,000
One-Family	5,000	5,000				
Duplex, Townhouses		7,000				
Multi-Family		8,000	8,000			
Mobile Home Park	2 acres					
Other Permitted Uses		5,000	5,000			
Minimum Lot Width (feet)				None	50	100
One-Family	60	50				
Duplex		70				
Townhouses		25				
Multi-Family		80	80			
Other Permitted Uses	80	50	50			
Mobile Home Park	150					
Site Area per Housing Unit (square feet) by type of residential						
Single-Family	5,000	5,000				
Two-family		4,000				
Duplex		3,500				
Townhouse		2,500		2,000		
Multi-family		1,250	1,250	600		
Mobile Home Park	4,000					
Minimum Yards (feet)						
Front Yard		Note 3				
Mobile Home Park	35					
Other Permitted Uses	25		20	0	10	25
Street Side Yard (Note 2)	15	15	20	0	10	15
Interior Side Yard (Note 2)						
1 to 1.5 stories	5	5	Note 4	0	0	0
2-3 stories	7	7		0	0	0
More than 3 stories		10		0	0	0
Rear Yard (Note 2)	25	15	10	0	10	20
Maximum Height (feet)	35	45	45	No limit	55	55
Maximum Building Coverage		50%	60%	100%	70%	60%
Maximum Impervious Coverage		70%	80%	100%	90%	80%
Floor Area Ratio		0.50	1.0	No limit	1.0	1.0
Maximum Amount of Total Parking Located in Street Yard		50%	80%	20%	80%	100%

Table 168-3: Summary of Site Development Regulations

Regulator	BP	LI*	GI*
Minimum Lot Area (square feet)	10,000	5,000	5,000
Minimum Lot Width (feet)	100	50	50
Minimum Yards (feet)			
Front Yard	25	20	20
Street Side Yard	25	20	20
Interior Side Yard	10	0	0
Rear Yard	25	10	10
	Note 5		
Maximum Height (feet)	45	45	No limit
Maximum Building Coverage	60%	70%	70%
Maximum Impervious Coverage	80%	90%	90%
Floor Area Ratio	2.9	1.0	No limit
Maximum Amount of Total Parking Located in Street Yard	50%	No limit	No limit

Notes to Preceding Pages: Table 168-3

Note 1:

See Section 603 for supplemental regulations governing single-family attached and townhouse residential use types.

Note 2:

Mobile Home Parks require a 35-foot setback on all property lines.

Note 3:

Normal minimum setback is 25 feet. Front yard setback may be reduced to 15 feet if:

1. No parking is placed within the street yard.
2. The entire street yard area is landscaped, with the exception of driveways to parking areas or pedestrian accesses to the principal building on the site.

Note 4:

No requirements for non-residential uses. Conditional use permit for residential uses should establish required setbacks as part of the approval process.

Note 5:

Required rear yard may be reduced one foot for every one foot of front yard provided in excess of the minimum requirement. No rear yard may be less than 10 feet.

* Uses in the R-4, CC, GC, HC, LI, and GI Districts are subject to landscape and screening provisions contained in Section 173.