

## Sec. 52-782. - Schedule by districts.

The schedule of regulations by districts is as follows:

		Minimum Lot Size		Maximum Height of Structures		Minimum Setbacks		Combined		
District	Maximum Lot Coverage (Percent)	Square Feet	Width	Stories	Height	Front	One Side	Two Sides	Rear	Minimum Ground Floor Area <sup>f</sup>
R-1A	<u>35</u>	7,200	70	2½	<u>35</u>	25 <sup>a</sup>	5	15;sup\sup;	<u>35</u>	1,200
R-1B	<u>35</u>	5,000	<u>50</u> <sup>g</sup>	2½	<u>35</u>	25 <sup>a</sup>	3	11;sup\sup;	<u>35</u>	900
R2 <sup>e</sup>	<u>35</u>	8,000 <sup>d</sup>	70	2½	<u>35</u>	25	5	15	<u>35</u>	1,600
RM <sup>e</sup>	<u>30</u>	15,000 <sup>d</sup>	<u>50</u>	3	<u>40</u>	25	15	<u>30</u>	25	<sup>j</sup>
RMA <sup>e</sup>	<u>30</u>	5A <sup>d, h</sup>	100	3	<u>40</u>	25	15	<u>30</u>	25	<sup>j</sup>
C-1	NA	NA	NA	1	20	0	NA	NA	0	NA
C-2	NA	NA	NA	2	<u>24</u> ;sup\sup;	0	NA	NA	0	NA
C-3	NA	NA	NA	2	<u>24</u> ;sup\sup;	0	NA	NA	0	NA
C-4	NA	NA	NA	2	<u>24</u> ;sup\sup;	0	NA	NA	0	NA
C-5	NA	NA	NA	3	<u>40</u>	0	NA	NA	0	NA
C-6A	NA	NA	NA	2	<u>40</u>	10	20	<u>40</u>	20	NA
C-6B	NA	NA	NA	2	<u>40</u>	10	20	<u>40</u>	20	NA
RD	<u>50</u>	1A	NA	3	<u>40</u>	20	20	<u>40</u>	20	NA
RO-1	<u>50</u>	2,000	NA	3	<u>40</u>	20	20	<u>40</u>	20	NA

SD	<u>50</u>	1A	NA	4	<u>50</u>	20	20	<u>40</u>	20	NA
GI	<u>50</u>	5,000	NA	2	<u>30</u>	20	20	<u>40</u>	25	NA
M-1	70	10,000	NA	3	<u>40</u>	20	20	<u>40</u>	25	NA
M-2	70	1A	NA	5	75	<u>50</u>	25	<u>50</u>	<u>50</u>	NA
M-3	70	1A	NA	5	75	<u>50</u>	25	<u>50</u>	<u>50</u>	NA

Numbers are given in feet, except where indicated otherwise.

The term "A" means acre.

Footnotes to schedule of regulations.

<sup>a</sup> In cases where 25 percent or more of the frontage in any one block between two adjacent streets has been built upon, the minimum front yard shall be established by using the average depth of the front yards provided on the lots built upon.

<sup>b</sup> A permitted nonresidential use shall provide 25 feet on both sides of the building.

<sup>c</sup> The required rear yard for any lot of record in an R-2 or RM district of less than 100 feet in depth may be reduced by the number of feet in difference between the depth of the lot and 100 feet.

<sup>d</sup> Required lot area, lot width and other regulations for single-family residences in an R-2, RM and RMA district shall be the same as required for the single-family district abutting on said R-2, RM and RMA district at the nearest distance from the lot or lots in question.

<sup>e</sup> For multiple dwellings designed in a planned unit development of more than one building on a given site, the minimum horizontal distance between buildings used for dwelling purposes shall be as follows: 1. Front to front, front to rear, or rear to rear: 30 feet for buildings one story in height, and 60 feet for buildings two stories in height. 2. End to end: 20 feet. 3. End to front or end to rear: 30 feet. 4. Exterior to outer courts shall have a dimension in any horizontal direction equal to the height of the building. 5. Rear yard shall not be less than 35 feet deep. 6. Side yards shall be increased by one foot for each ten feet or part thereof by which the length of the multiple dwelling exceeds 40 feet in overall dimension along the adjoining side lot line.

<sup>f</sup> The minimum floor area per dwelling unit shall not include area of basements, porches, attached garages or utility rooms.

<sup>g</sup> Corner lots in an R-1B district shall have a minimum width of 55 feet.

<sup>h</sup> For R-2, RM and RMA districts, the following additional schedule shall apply for lot size:

		Minimum Size of Lot Per Dwelling Unit (in square feet)			
District	Maximum Dwelling Units (per acre)	Efficiency	1 BR <sup>(1)</sup>	2 BR <sup>(1)</sup>	3 BR <sup>(1)</sup>
R-2	20	1,000	1,500	2,000	4,000
RM	17	2,000	2,000	2,500	4,500
RMA	12	2,500	2,500	3,500	5,000

<sup>(1)</sup> Base unit includes a kitchen, bathroom, living room and the specified number of bedrooms. The required lot area shall be increased by 300 square feet for each additional room beyond the base unit. A bathroom shall not be considered an additional room.

;sup\sup; Height may be increased by ten feet to provide a sloped or peaked roof. There shall be no use of this interior space except for heating, cooling and ventilation equipment.

<sup>j</sup> For RM and RMA districts, the following additional schedule shall apply for the minimum ground floor area:

	Number of Bedrooms			
Efficiency	1	2	3	For Each Additional
350 sq. ft.	600 sq. ft.	800 sq. ft.	1,000 sq. ft.	90 sq. ft.

(Ord. No. 68-15, art. XVI, 10-22-1968; Ord. No. 2007-02, § 1, 6-12-2007)