

§ 159-4.104 BULK, SPACE, YARD, HEIGHT, AND DWELLING UNIT STANDARDS.

(A) Development Standards: The bulk, space, yard, height, and dwelling unit standards for all of the residential districts are set forth in table 4.104 of this division.

TABLE 4.104

BULK, SPACE, YARD, HEIGHT, AND DWELLING UNIT STANDARDS

Type Of Standard	E	SE	S	R-1 ¹⁹	R-2	R-3 (More Than 2 DUs Per Structure) ⁷	R-4 Row Home (More Than 2 DUs Per Structure) ^{14,15,16,17,18}
Type Of Standard	E	SE	S	R-1 ¹⁹	R-2	R-3 (More Than 2 DUs Per Structure) ⁷	R-4 Row Home (More Than 2 DUs Per Structure) ^{14,15,16,17,18}
Minimum open space and maximum density:							
Open space ratio (OSR)	0	0	0	0	0	0.35/0.25 ⁷ (option 1)/ (option 2)	0.25
Gross density (GD)	0.91	1.71	2.08	3.30	4.18 ⁶	6.10/8.00 ⁷ (option 1)/ (option 2)	12.00
Net density (ND)	0.91	1.71	2.08	3.90	4.18 ⁶	8.00	25.00
Lot dimension standards:							
Minimum lot area (s.f.)	40,000	20,000	16,000	9,000	15,000	43,560	43,560 (when abutting a public arterial street); otherwise, 3,600
Minimum lot width at setback line (s.f.)	130	100, 110-corner	95, 110-corner	60	115	150	150 (when abutting a public arterial street); otherwise, 25
Minimum front yard (ft.) ^{20,21}	50	45 ¹	40 ¹	30 ¹	40 ¹	30 ^{1,8}	30 ¹¹ (when abutting a public arterial street); 25 (when abutting private street, private drive, or private parking area); otherwise, 0
Minimum side yard (ft.)	20 ¹	12 ¹	10 ¹	The greater of 10% of the street frontage, as measured along the building setback line between opposite lot lines, but in no case less than 6 per side ¹	13 ¹	20 ^{1,9}	0
Minimum side corner yard (ft.)	45 ¹	35 ¹	30 ¹	See minimum side yard above	35 ¹	30 ¹	30 ¹¹ (when abutting a public arterial street); otherwise, 0
Minimum rear yard (ft.)	50 ¹	35 ¹	30	30 ¹	30 ¹	30 ¹	30 ¹¹ (when abutting a public arterial street); otherwise, 0
Maximum lot coverage	10%	15%	20%	35%	30%	n/a	n/a
Minimum total living area per dwelling unit ⁴ :							
1 story DU (s.f.)	2,000 ^{2,3}	1,800 ^{2,3}	1,600 ^{2,3}	n/a	1,150 ^{2,3}		1,500 ^{10,12,13}
Multi-story DU (s.f.)	2,300 total 1,100 first floor ^{2,3}	2,100 total 1,100 first floor ^{2,3}	1,900 total 1,050 first floor ^{2,3}	n/a	1,150 ^{2,3}		1,500 ¹³
4 DU per structure (s.f.)	n/a	n/a	n/a	n/a	n/a	900 ¹⁰	n/a
5 to 8 DU per structure (s.f.)	n/a	n/a	n/a	n/a	n/a	850 ¹⁰	n/a
9 or more but not to exceed 12 DU per structure (s.f.)	n/a	n/a	n/a	n/a	n/a	800 ¹⁰	n/a
Maximum building height ⁵ :							
Principal structure (stories/ft.)	2.5/30	2.5/30	2.5/30	2.5/30	2.5/30	3.0/35	3.0/40
Accessory structure (stories/ft.)	1.0/25	1.0/25	1.0/25	1.0/25	1.0/25	1.0/25	1.0/25

Notes:

1. See § 159-7.504 of this chapter for increased setback requirements along arterial streets and highways.

2. Add 150 s.f. to minimum required building floor area for each bedroom in excess of 3.
3. Add 250 s.f. to minimum required floor area and first floor area for each dwelling unit which has a basement less than 600 s.f.
4. Dens, libraries, studies, lofts, or other rooms within a dwelling unit which can potentially be used as a bedroom will be considered and counted as a bedroom.
5. See § 159-9.200 of this chapter for definition of story.
6. In terms of number of lots only. To arrive at maximum dwelling unit density, multiply the number indicated by 2.
7. See also special use conditions set forth in division 159-4.103(B) of this part.
8. Plus 1 additional foot for each 2 feet over 35 feet of building height.
9. Plus 5 additional feet for each additional story above 2 stories of building height.
10. Add 150 s.f. to minimum required building floor area for each bedroom in excess of 1.
11. The provisions of § 159-7.504 of this chapter for increased setback requirements along arterial streets and highways do not apply in the R-4 District.
12. Garages will not be counted towards the minimum required square footage.
13. No more than 25% of the total number of row homes constructed in a development project may be less than 1,725 square feet each in floor area; no more than 25% of the total number of row homes in a development project may be between 1,725 and 2,383 square feet each in floor area; and no less than 50% of the total number of row homes in a development project may be 2,383 square feet or larger each in floor area.
14. No more than 5% of the total number of all dwelling units constructed in a development project in the R-4 District may be single-family detached dwellings.
15. All single-family detached dwelling units in the R-4 District must have basements. Basements and garages will not be counted towards the minimum required square footage.
16. For single-family detached dwelling units with more than 3 bedrooms, an additional 200 square feet of floor area will be added to this minimum total square footage for each additional bedroom over 3 bedrooms.
17. Common open space consisting of land unoccupied by nonrecreational structures, buildings, streets, rights-of-way, minimum required lot areas, and automobile parking lots and designed and intended for the use of enjoyment of residents of an R-4 Multiple-Family Dwelling District shall be provided in each R-4 Multiple-Family Dwelling District. Common open space may contain structures for recreational use. Refer to ordinance 07-3-1614 for special bulk standards applicable to single family residences in the R-4 District.
18.
 - a. The maximum number of allowable bedrooms in a single-family detached dwelling unit in the R-4 District shall be 3 bedrooms per dwelling unit.
 - b. The maximum number of allowable bedrooms in a row home attached dwelling unit in the R-4 District shall be 3 bedrooms per dwelling unit.
19. See division 159-4.103(B)(2) of this part for special bulk standards applicable to senior housing, age restricted developments.
20. On lots located along Grand Avenue in Lindenhurst Estates and Lindenhurst Estates 1st Addition, the front yard setback for the construction of a building will be the average of the front yard setbacks of the buildings located on each side of the lot; but in no case may it be less than 75 feet.
21. Lots abutting 2 opposite streets (double frontage lots) shall provide the front yard setback required by the district in which the lot is located from each street upon which the lot abuts.

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