

Table 66.331. Traditional Neighborhood District Dimensional Standards

Building Type by Zoning District	Density	Lot Size Minimum (per unit)		Building Height (feet)		Yard Setbacks (feet)		
	Min. - Max. (a)	Area (sq. ft.) (a)	Width (feet)	Min.	Max.	Front Min.-Max.	Side Min.	Rear Min.
T1								
1-family dwelling	6 - 12 units/acre (b)	3500 (b)	30	none	35 (e)	15 – 25 (i)	(k)	15
2-family/townhouse	8 - 20 units/acre (b)	2000 (b)	20	none	35 (e)	10 – 25 (i)	(k)	15
Multifamily	10 - 25 units/acre (b)	1700 (b)	n/a	none	35 (e)	10 – 25 (i)	(k)	(k)
Nonresidential or mixed use	0.3 - 1.0 FAR	n/a	n/a	none	35 (e)	0 - 45 25	(k)	(k)
T2								
1-family dwelling	6 - 12 units/acre (b)	3500 (b)	30	none	35 (e)	15 – 25 (i)	(k)	15
2-family/townhouse	8 - 20 units/acre (b)	2000 (b)	20	none	35 (e)	10 – 25 (i)	(k)	15
Multifamily	FAR as for mixed use	n/a	n/a	none	35 (e), (f)	10 – 25 (i)	(k)	(k)
Nonresidential or mixed use	0.3 - 2.0 FAR with surface parking and 0.3 - 3.0 FAR with structured parking (c)	n/a	n/a	none	35 (e), (f)	0 – 10 (j)	(k)	(k)
T3								
1-family dwelling	8 - 12 units/acre (b)	3500 (b)	30	25	35 (e)	15 – 25 (i)	(k)	15
2-family/townhouse	10 - 20 units/acre (b)	2000 (b)	20	25	35 (e)	10 – 25 (i)	(k)	15
Multifamily	0.5 - 3.0 FAR (d)	n/a	n/a	25	45 (e),(g),(l)	10 – 25 (i)	(k)	(k)
Nonresidential or mixed use	0.5 - 3.0 FAR (d)	n/a	n/a	25	55 (e),(g),(l)	0 – 10 (j)	(k)	(k)
T4								
Multifamily	0.5 min. FAR (d)	n/a	n/a	25	75 (e), (h)	10 – 25 (i)	(k)	(k)
Nonresidential or mixed use	0.5 min. FAR (d)	n/a	n/a	25	75 (e), (h)	0 – 10 (j)	(k)	(k)

Min. - Minimum

Max. - Maximum

FAR - Floor Area Ratio

n/a - not applicable