

Sec. 66.231. Density and dimensional standards table.

Table 66.231, residential district dimensional standards, sets forth density and dimensional standards that are specific to residential districts. These standards are in addition to the provisions of chapter 63, regulations of general applicability.

Table 66.231. Residential District Dimensional Standards

Zoning District	Lot Size Minimum (per unit)		Building Height Maximum		Yard Setbacks Minimum (feet)		
	Area (sq. feet)	Width (feet)	Stories	Feet	Front	Side	Rear
RL one-family large lot	21,780 (b)	80	3	30	30 (f)	10	25
R1 one-family	9,600 (c)	80	3	30 (l)	30 (f)	10	25
R2 one-family	7,200	60	3	30 (l)	25 (f)	8 (g)	25
R3 one-family	6,000	50	3	30 (l)	25 (f)	6 (g)	25
R4 one-family	5,000	40	3	30 (l)	25 (f)	4 (g)	25
RT1 two-family (a)	3,000 (d)	25	3	40	25 (f)	9	25
RT2 townhouse (a)	2,000 (d)	20	3	40	25 (f)	9 (h)	25

<u>Zoning District</u>	<u>Lot Area Minimum (per principal unit)</u>	<u>Lot Width Minimum</u>	<u>Maximum Number of Principal Units Per Lot (f)</u>	<u>Building Height Maximum</u>	<u>Yard Setbacks Minimum (feet)</u>			<u>Maximum lot coverage for all buildings</u>
	<u>(sq. feet) (f)</u>	<u>(feet)</u>		<u>(feet)</u>	<u>Front</u>	<u>Side</u>	<u>Rear</u>	<u>(percent of the lot) (f)</u>
RL large lot (l)	9,000 (a)	60	2	35	30 (d)	10 (e)	10	40%
H1 residential (l)	1,500 (a)	30	4 (b)	35	10 (d)	5 (e)	10	45%
H2 residential (l)	1,000 (a)	25	5 (b)	39 (c)	10 (d)	5 (e)	10	50%

<i>Zoning District</i>	<i>Floor Area Ratio Width (FAR)</i>	<i>Building Height Maximum</i>	<i>Yard Setbacks Minimum (feet)</i>		
	<i>Maximum (eg)</i>	<i>(feet)</i>	<i>Front</i>	<i>Side</i>	<i>Rear</i>
RM1 multiple-family (l)	0.6 FAR with surface parking 1.0 FAR with structured parking	40 (ih)	25 <u>10</u> (d) (fg)	9 (he) (mk)	25 <u>9</u>
RM2 multiple-family	1.5 FAR with surface parking 2.25 FAR with structured parking	50 (ji) (mk)	25 <u>10</u> (d) (fg)	9 (he) (kj)	9 (kj)
RM3 multiple-family	1.5 FAR with surface parking 3.5 FAR with structured parking	no maximum	25 <u>10</u> (d) (fg)	9 (he) (kj)	9 (kj)