



Zoning District Requirements

| | | Minimum Lot Area (Sq. Ft.) | Minimum Dwelling Size per Unit (Sq. Ft.) | Minimum Lot Depth (Feet) | Minimum Lot Width (Feet) | Minimum Front Yard (Feet)* | Minimum Side Yard (Feet) ** | Minimum Rear Yard (Feet) *** | Maximum Height (Feet) | Maximum Lot Coverage |
|---|-----|---|--|--------------------------|--------------------------|----------------------------|-----------------------------|------------------------------|-----------------------|----------------------|
| Single Family Detached | R-1 | 10,000 | 1,800 | 125 | 80 | 30 | 20 | 20 | 35 | 40% |
| | R-2 | 8,000 | 1,600 | 125 | 70 | 25 | 20 | 20 | 35 | 50% |
| | R-3 | 6,000 | 1,500 | 100 | 60 | 25 | 20 | 20 | 35 | 50% |
| | R-4 | 5,000 | 1,100 | 100 | 50 | 25 | 20 | 20 | 35 | 60% |
| | 2F | 5,000 | 900 | 100 | 50 | 25 | 15 | 15 | 35 | 60% |
| | PD | 7,500 | 1,800 | 125 | 80 | 25 | 20 | 20 | 35 | 50% |
| Single Family Attached - Townhouse | R-4 | 5,000 | 1,100 | 100 | 50 | 25 | 20 | 20 | 35 | 60% |
| | 2F | 3,125 | 900 | 100 | 35 | 25 | 15 | 15 | 35 | 60% |
| | MF | 3,125 | 900 | 100 | 35 | 25 | 15 | 15 | 35 | 60% |
| | PD | 3,125 | 1,000 | 100 | 35 | 25 | 15 | 15 | 35 | 50% |
| Two Family - Duplex | 2F | 3,250 | 900 | 100 | 60 | 25 | 15 | 15 | 35 | 60% |
| | MF | 3,250 | 900 | 100 | 60 | 25 | 15 | 15 | 35 | 60% |
| | PD | 3,750 | 900 | 100 | 60 | 25 | 15 | 15 | 35 | 50% |
| Multi-Family - Apartments or Condominium - 1 to 2 Stories | MF | 7,500 sq.ft. / first 2 units; 1,735 sq. ft. / unit in excess of 2 | 650 / efficiency & one bedroom units plus 200 / additional bedroom | 200 | 100 | 35 | 20 | 20 | 45 | 60% |
| | PD | | | 200 | 100 | 35 | 20 | 20 | 45 | 60% |
| Non-Residential Uses | | 0 | 0 | 100 | 50 | 35 | 10 | 10 | 45 | 60% |
| Non-Residential Uses - PD | | 0 | 0 | 100 | 50 | 35 | 10 | 10 | 45 | 60% |

* When a property is situated along a major thoroughfare the front yard shall not be less than thirty-five (35) feet.

** When non-residential use abuts a residential district, a twenty (20) foot side yard is required; otherwise side yards shall be at least ten (10) feet. When residential or non-residential uses have side yards on streets, then the side yard shall not be less than fifteen (15) feet from the side street property line, except that where the lot is on a major street, the side yard shall not be less than twenty-five (25) feet from the side street property line.

*** When rear yards face a major street, then it shall not be less than twenty-five (25) feet from the rear property line.