



1999

**Economic and Community
Development Department**
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RESIDENTIAL ZONING REGULATIONS

Zoning District	SINGLE FAMILY RESIDENTIAL DISTRICTS			MULTI-FAMILY RESIDENTIAL DISTRICTS		
	RS 6,000	RS 4,500	R 5,000	RM 3,500	RM 2,500	RM 1,500
Min. Site Area per Unit	No more than one principal dwelling unit and one secondary unit per lot.			3,500 s.f. (1)	2,500 s.f. (1)	1,500 s.f. (1)
Min. Lot Area	6,000 s.f.	4,500 s.f.	5,000 s.f.	7,000 s.f.	6,000 s.f.	6,000 s.f.
Max. Lot Coverage	50%	50%	50% (2)	40%	40%	40%
Min. Lot Width (interior/corner)	60/70	45/55	50/50	70/80	60/70	60/70
Min. Lot Depth	100 ft.	90 ft.	N/A	100 ft.	100 ft.	100 ft.
Front Yard Setback	20 ft.	20 ft.	20 ft. (3)	20 ft. (3)	20 ft. (3)	20 ft. (3)
Interior Side Yard Setback	10% of lot width (4)	10% of lot width (4)	5 ft.	10% of lot width (4)	10% of lot width (4)	10% of lot width (4)
Exterior Side Yard Setback	15 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.
Rear Yard Setback	20 ft. (5)	15 ft. (6)	10 ft.	20 ft. (5)	20 ft. (5)	20 ft. (5)
Maximum Height	30 ft.	30 ft.	30 ft. (7)	30 ft.	30 ft.	75 ft.
Open Space	N/A	N/A	N/A	300 sq. ft. of usable open space. (8)		

Note: This table is only graphic. In case of a discrepancy between this table and the Zoning Ordinance, the Ordinance shall control.

- (1) If after dividing the lot, the remainder is at least 90% of the area needed per unit, an additional unit may be added.
- (2) In the R5000 District, one story structures may cover 60% of the lot. Two story structures will not be allowed more than 50% lot coverage.
- (3) May be reduced by 5 feet if all parking is located at rear of site or is entered parallel to the front property line.
- (4) Not more than 10 feet shall be required and not less than five feet shall be permitted. In the RS 4,500 district, side yards may be eliminated on one side [zero lot line] provided there are no windows or other openings in the side wall. See ordinance for additional requirements.
- (5) The rear yard may be reduced to 15 feet if there remains a portion of the rear or side yard which has an area of not less than 20% of the site and a dimension of not less than 15 feet.
- (6) The rear yard may be reduced to 10 feet if there remains a portion of the rear or side yard which has an area of not less than 15% of the site and a dimension of not less than 10 feet.
- (7) One-family dwellings shall be restricted to a maximum height of two stories above the average adjoining grade of the property, or 30 ft., whichever is the lesser.
- (8) See ordinance for additional requirements.