

Summary of Zoning Requirements by District for Permitted Residential Uses

Zoning District	Dwelling Types Permitted	Minimum Living Area	Minimum Lot Size	Minimum Lot Width	Minimum Yards (Setbacks)
R-1	SINGLE-FAMILY DETACHED	1,800 SQ FT	18,000 SQ FT	100 FT	FRONT = 35 FT SIDES = 15 FT REAR = 35 FT
R-2	SINGLE-FAMILY DETACHED	1,500 SQ FT	10,000 SQ FT	75 FT	FRONT = 30 FT SIDES = 10 FT REAR = 25 FT
R-3	SINGLE-FAMILY DETACHED	1,200 SQ FT	5,750 SQ FT	50 FT	FRONT = 25 FT SIDES = 7.5 FT, REAR = 25 FT
	SINGLE-FAMILY ATTACHED	1,200 SQ FT	2,000 SQ FT PROVIDED SITE TOTAL AREA ≥ 5,750 SF FOR 1 ST UNIT + 3,000 SF FOR EACH ADDITIONAL UNIT	18 FT, 28 FT FOR END UNITS	FRONT = 25 FT SIDES = 10 FT AT EACH END OF A ROW OF ATTACHED UNITS REAR = 25 FT
	TWO-FAMILY	TWO BEDROOM = 832 SQ FT ONE BEDROOM = 720 SQ FT	8,750 SQ FT	50 FT	FRONT = 25 FT SIDES = 10 FT REAR = 25 FT

Zoning District	Dwelling Types Permitted	Minimum Living Area	Minimum Lot Size	Minimum Lot Width	Minimum Yards (Setbacks)
R-4	SINGLE-FAMILY DETACHED	1,200 SQ FT	5,750 SQ FT	50 FT	FRONT = 15 FT SIDES = 7.5 FT REAR = 25 FT
R-5	TWO-FAMILY	1,080 SQ FT PER STRUCTURE; 540 SQ FT PER ONE BEDROOM UNIT	7,500 SQ FT	50 FT	FRONT = 25 FT SIDES = 25 FT ON EACH END OF ADJOINING UNITS REAR = 25 FT
	MULTIPLE-FAMILY**	ONE BEDROOM = 540 SQ FT TWO BEDROOM = 800 SQ FT THREE BEDROOM = 1,050 SQ FT	5,000 SQ FT PER UNIT UP TO A MAX OF 10 IN ANY ONE STRUCTURE	50 FT	SAME AS FOR TWO-FAMILY ABOVE

Zoning District	Dwelling Types Permitted	Minimum Living Area	Minimum Lot Size	Minimum Lot Width	Minimum Yards (Setbacks)
SD-1	SINGLE-FAMILY DETACHED**	1,500 SQ FT	10,000 SQ FT	75 FT	FRONT = 20 FT SIDES = 10 FT REAR = 25 FT
	TWO-FAMILY**	TWO BEDROOM = 832 SQ FT ONE BEDROOM = 720 SQ FT	8,750 SQ FT	50 FT	FRONT = 20 FT SIDES = 10 FT REAR = 25 FT
	MULTIPLE-FAMILY**	SAME AS FOR TWO-FAMILY ABOVE	5,750 SF FOR 1 ST DWELLING UNIT + 3,000 SF FOR EACH ADDITIONAL UNIT	50 FT	SAME AS FOR TWO-FAMILY ABOVE
B-1	DWELLING UNITS LOCATED ABOVE OTHER PERMITTED USES*	NONE	NONE	NONE	FRONT = 20 FT SIDES = 0 FT REAR = 0 FT
B-2	DWELLING UNITS LOCATED ABOVE OTHER PERMITTED USES*	NONE	NONE	NONE	NONE

* Permitted with an approved Plan of Development

** Permitted with an approved Plan of Development and Special Use Permit