

Table 4-1
Table of Area, Height, Bulk and Placement Regulations

District	Minimum Lot Size in Sq. Ft.	Lot Width (Frontage) In Feet*	Front Required Yard in Feet*	Side Required Yard In Feet*	Rear Required Yard in Feet*	Maximum Height in Feet*	Maximum Floor Area Ratio*	Open Space Ratio*	Recreation Ratio*
R40	40,000 SF 80,000 Duplex 40,000 NonRes	100	30	15	25	35	22% 22% 22%		
R15	15,000	100	30	15	25	35	22%		
				1 Single Family Only					
R10	10,000 SF 15,000 Duplex 10,000 NonRes	75	30	10	25	35	22% 22% 22%		
R7.5	7,500 SF 11,500 Duplex 7,500 NonRes	60	25	10	20	35	22% 22% 22%		
RA6	Residential (SF & Duplex) 6,000 Multi Family: Maximum 4 Units Permitted Less than 45,000 Multi Family: Greater than 45,000 Multi Family: Greater than 45,000 with SUP Multi Family: Greater than 45,000 with SUP authorized by Section 5.05(36) Non-residential 6,000	60 60 60 60 60 60	25 25 25 25 25 25	10 10 10 10 10 10	20 20 20 20 20 20	35 35 35 35 35 35	22% 17% 17% 22% 43% 22%	30% 52% 52% 52% 40%	3.3% 3.3% 3.3% 6.6%
OA6	Residential (SF & Duplex) 6,000 Multi Family: Maximum 4 Units Permitted Less than 45,000 Multi Family: Greater than 45,000 Multi Family: Greater than 45,000 with SUP Multi Family: Greater than 45,000 with SUP authorized by Section 5.05(36) Non-residential 6,000 Multi Use: Minimum 45,000 for 5 or more units	60 60 60 60 60 60 60	25 25 25 25 25 25 25	10 10 10 10 10 10 10	20 20 20 20 20 20 20	35 35 35 35 35 35 35	22% 17% 17% 22% 43% 30% 30%	30% 52% 52% 52% 40%	3.3% 3.3% 3.3% 6.6%
O&I	6,000 Multi Use: Minimum 45,000 for 5 or more units	60	25	10	20	35	30% 30%		
B1	6,000	60	25	15	15	25	33%		
M	10,000	75	25	10	10	25	33%		
B2	10,000	75	25	0 or 5	0 or 5	35	100%		
TH	40,000	100	30	10	10	35	100%		
B3	N/A	N/A	0	0 or 5	0 or 5	50	N/A		
I1	10,000	75	10	10	10	45	N/A		
I2	20,000	100	10	10	10	45	N/A		
I3	30,000	100	50	20	20	45	N/A		
A	N/A	N/A	0	0	0	N/A	N/A		
*Except as specifically modified by this Ordinance								Revised 07/2021	