

17.12.030 Bulk regulations

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Table 17.12-2 establishes bulk regulations for the residential districts. Chapter 17.22 specifies permitted encroachments in yards and setbacks applicable to accessory buildings and structures.

TABLE 17.12-2 RESIDENTIAL DISTRICT BULK REQUIREMENTS						
ft = feet sf = square feet du = dwelling unit	ZONING DISTRICT					
	RE-1	RE-2	RS-1	RS-2	RS-3	RS-4
Minimum Lot Area	1 ¼ acres (54,450 sf)	25,000 sf	18,000 sf	11,000 sf	8,400 sf	6,600 sf
Minimum Lot Width	250 ft	125 ft	100 ft	80 ft	60 ft	60 ft
Maximum Building Coverage	20%	20%	20%	25%	30%	30%
Maximum Building Height	40 ft or 2 ½ stories, whichever is less	40 ft or 2 ½ stories, whichever is less	35 ft or 2 ½ stories, whichever is less	35 ft or 2 stories, whichever is less	35 ft or 2 stories, whichever is less	34 ft or 2 stories, whichever is less
Minimum Front Yard[1]	40 ft	40 ft	40 ft	30 ft	30 ft	20 ft
Minimum Side Yards						
Interior Side Yards	20 ft each side	15 ft each side	10 ft each side	Combined width of 16 ft, neither less than 6 ft	Combined width of 16 ft, neither less than 6 ft	Combined width of 14 ft, neither less than 5 ft
Exterior Side Yard[2]	40 ft	40 ft	40 ft	30 ft	25 ft	15 ft
Minimum Rear Yard	50 ft	50 ft	50 ft	40 ft	40 ft	30 ft

[1] Where 50% or more of the street frontage of a block has existing principal building setbacks less than the front yard or exterior side yard required by the zoning district, the required front yard or exterior side yard may be reduced to the average of the existing front or exterior side yard setbacks on that street frontage of the block. Only front yard setbacks shall be used to compute the reduced front yard setback; only exterior side yard setbacks shall be used to compute the reduced exterior side yard setback.

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[2] If a corner lot has insufficient width to provide the required exterior side yard and still maintain a buildable width of thirty-two feet, then the exterior side yard may be reduced so as to provide a buildable width of thirty two feet; provided that in no event shall the exterior side yard be reduced to less than thirty percent of the width of the lot.

TABLE 17.12.2 RESIDENTIAL DISTRICT BULK REQUIREMENTS				
ft = feet				
sf = square feet	ZONING DISTRICT			
du = dwelling unit				
	RT-1	RT-2	RT-3	RT-4
Minimum Lot Area[3]	8,400 sf	6,600 sf	5,000 sf	Single-Family Detached: 5,000 sf Two-Family: 3,750 sf per du Two-Family: in BT Overlay: 5,000 sf All Other Uses: 10,000 sf
Minimum Lot Width	60 ft	50 ft	50 ft	50 ft
Maximum Building Coverage[4]	For structures 1 ½ stories or less, 30% For structures over 1 ½ stories, 25%	For structures 1 ½ stories or less, 30% For structures over 1 ½ stories, 25%	For structures 1 ½ stories or less, 30% For structures over 1 ½ stories, 25%	For structures 1 ½ stories or less, 30% For structures over 1 ½ stories, 25%
Maximum Building Height	34 ft or 2 stories, whichever is less	34 ft or 2 stories, whichever is less	32 ft or 2 stories, whichever is less	32 ft or 2 stories, whichever is less
Minimum Front Yard[5]	30 ft	25 ft	20 ft	20 ft
Minimum Side Yards:				

Interior Side Yards:	For Structures 1 1/2 stories or less, 6 feet or 10% of lot width whichever is greater	For Structures 1 1/2 stories or less, 6 feet or 10% of lot width whichever is greater	For Structures 1 1/2 stories or less, 5 feet or 10% of lot width whichever is greater	For Structures 1 1/2 stories or less, 5 feet or 10% of lot width whichever is greater
	For Structures over 1 1/2 stories, 8 feet or 10 % of lot width, whichever is greater	For Structures over 1 1/2 stories, 8 feet or 10 % of lot width, whichever is greater	For Structures over 1 1/2 stories, 6 feet or 10 % of lot width, whichever is greater	For Structures over 1 1/2 stories, 6 feet or 10 % of lot width, whichever is greater
Exterior Side Yard[6]	25 ft	20 ft	15 ft	15 ft
Minimum Rear Yard	40 ft	30 ft	30 ft	30 ft

[3] The Lot Area for Two Family, Townhouse and Multi-Family developments with more than one lot may be calculated by adding the land area of all lots and common areas on which one category of dwellings is located, and dividing the total land area by the total number of dwelling units of that category. Common areas may be included in the calculation of land area, except for the area within a public or private street right of way; if no right of way is designated for private streets, the area between the backs of curbs of the private street shall be excluded.

[4] In RT-1, RT-2, RT-3 and RT-4 Districts, if a detached garage is provided in lieu of an attached garage, or if an attached garage is accessed via an alley, a) on lots 65 feet or less in width, 500 square feet of additional Building Coverage is allowed, and b) on lots more than 65 feet in width, 250 square feet of additional Building Coverage is allowed.

[5] Where 50% or more of the street frontage of a block has existing principal building setbacks less than the front yard or exterior side yard required by the zoning district, the required front yard or exterior side yard may be reduced to the average of the existing front or exterior side yard setbacks on that street frontage of the block. Only front yard setbacks shall be used to compute the reduced front yard setback; only exterior side yard setbacks shall be used to compute the reduced exterior side yard setback.

[6] If a corner lot has insufficient width to provide the required exterior side yard and still maintain a buildable width of thirty-two feet, then the exterior side yard may be reduced so as to provide a buildable width of thirty two feet; provided that in no event shall the exterior side yard be reduced to less than thirty percent of the width of the lot.

TABLE 17.12-2			
RESIDENTIAL DISTRICT BULK REQUIREMENTS			
ft = feet sf = square feet du = dwelling unit	ZONING DISTRICT		
	RM-1	RM-2	RM-3

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Minimum Lot Area[7]	Single-Family: 6,600 sf Two-Family and Townhouse: 5,445 sf/du All Other Uses: 10,000 sf	Single-Family: 5,000 sf Two-Family, Townhouse and Multi-Family: 4,300 sf/du All Other Uses: 10,000 sf	Single-Family: 5,000 sf Two-Family and Townhouse: 4,300 sf/du Multiple-Family: 2,200 sf/du All Other Uses: 10,000 sf
Minimum Lot Width	Single-Family: 50 ft Two-Family and Townhouse: 24 ft/du All Other Uses: 65 ft	Single-Family: 50 ft. Two-Family and Townhouse: 24 ft/du All Other Uses: 65 ft	Single-Family: 50 ft Two family and Townhouse: 24 ft/du All Other uses: 65 ft
Maximum Building Coverage	30%	35%	40%
Maximum Building Height	35 ft or 3 stories, whichever is less	Multiple-Family: 40 ft or 3 ½ stories, whichever is less All Other Uses: 35 ft or 3 stories, whichever is less	Multiple-Family: 45 ft or 4 stories, whichever is less All Other uses: 35 ft or 3 stories, whichever is less
Minimum Front Yard[8]	30 ft., 20 ft. when adjoining a local street	30 ft., 20 ft. when adjoining a local street	30 ft.
Minimum Side Yards:			
Interior Side Yard	Single-Family: Combined width of 14 ft, not less than 5 ft Two family and Townhouse: 10 ft. each side	Single- Family: Combined width of 14 ft, not less than 5 ft Two Family and Townhouse: 10 ft. each side Multiple-Family Dwellings: 25 ft. each side	Single-Family: Combined width of 14 ft, not less than 5 ft Two Family and Townhouse: 10 ft. each side Multiple-Family Dwellings: 25 ft. each side
Exterior Side Yard	Abutting an arterial or collector street: 30 ft Abutting all other streets: 20 ft	Abutting an arterial or collector street: 30 ft Abutting all other streets: 20 ft	30 ft
Minimum Rear Yard	25 ft; 5 ft. for garages accessed from an alley	25 ft; 5 ft. for garages accessed from an alley	30 ft; 5 ft. for garages accessed from an alley
Landscape Buffer Yards[9]	Not Required	Not Required	30 ft.

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[7] The Lot Area for Two Family, Townhouse and Multi-Family developments with more than one lot may be calculated by adding the land area of all lots and common areas on which one category of dwellings is located, and dividing the total land area by the total number of dwelling units of that category. Common areas may be included in the calculation of land area, except for the area within a public or private street right of way; if no right of way is designated for private streets, the area between the backs of curbs of the private street shall be excluded.

[8] Where 50% or more of the street frontage of a block has existing principal building setbacks less than the front yard or exterior side yard required by the zoning district, the required front yard or exterior side yard may be reduced to the average of the existing front or exterior side yard setbacks on that street frontage of the block. Only front yard setbacks shall be used to compute the reduced front yard setback; only exterior side yard setbacks shall be used to compute the reduced exterior side yard setback.

[9] Within the zoning districts specified, a Landscape Buffer Yard shall be provided along any lot line that abuts or is across a street from property in any RE, RS, or RT District. See Chapter 17.26 for planting and screening requirements for Landscape Buffers.

(2016-Z-26 : § 2; 2011-Z-2 : § 2; 2011-Z-1 : § 11; 1988-Z-8 : § 11; 1986-Z-11 : § VI, VII, VIII; 1960-16 : VII (B) (3-10))