

Proposed edits are shown as follows: deletions are shown as ~~red strike-through~~ text; additions shown as underlined highlighted text.

Article 3. Zoning District Dimensional Standards

3.1 APPLICABILITY

Except as otherwise provided in this chapter, every building or structure, or part of a building or structure, erected, altered or converted for any use permitted in the zoning district in which the building or structure is located must comply with this Article.

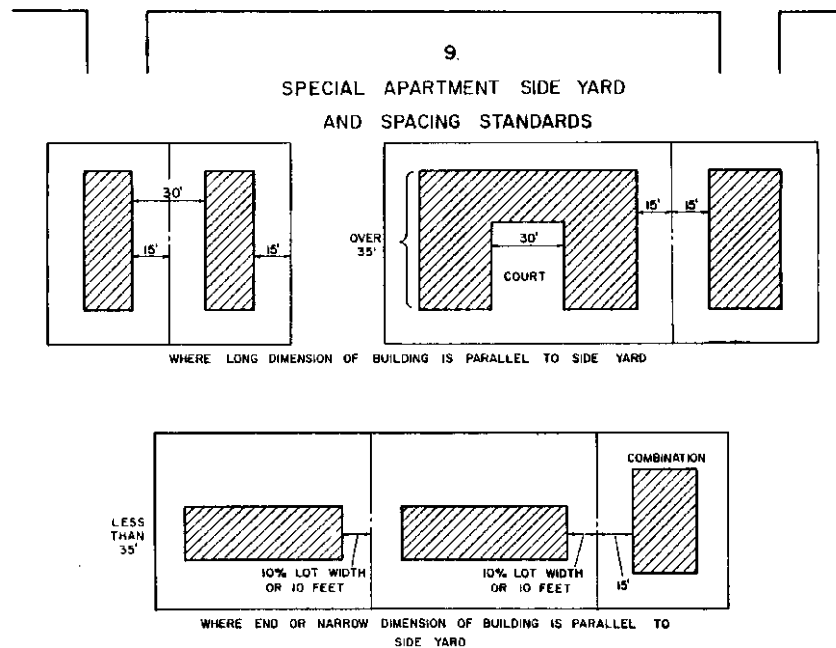
3.2 GENERAL

A. Location of Dwellings and Buildings

1. Except as other authorized pursuant to an approved site plan, no more than one main building for one-family, two-family or multiple-family use with permitted accessory buildings may be located upon a lot
2. Each dwelling shall face or front upon a public street, or approved place, other than an alley, which means of access shall have a dedicated right-of-way width of not less than thirty feet (30.0').
3. More than one main building may be located upon a lot located within a PD zoning district which allows for residential, retail, commercial or industrial use or within property for which a site plan has been approved provided the buildings conform to all the open space, parking and density requirements applicable to the uses and districts where the lot is located.
4. Subject to approval of a site plan as required by this chapter, a single lot may be developed with two or more main buildings, or portions of buildings that do not face upon a public street; provided, however, no parking area, storage area, or required open space for any one of such buildings shall be computed as being part of the required open space, yard or area for any other building.

B. Building Separation

1. Apartment buildings shall be constructed with an exterior wall separation of not less than:
 - a. Twenty feet (20.0'), if adjacent walls are equal to or less than thirty-five feet (35.0') long; and
 - b. Thirty feet (30.0') if adjacent walls are greater than thirty-five feet (35.0') long.



2. Subject to prior approval of the Building Official and Fire Marshall, balconies and patios may encroach into the separation area described in Paragraph 1, above, provided not less than 15 feet of open clearance is maintained for emergency access if otherwise allowed by applicable construction codes. No obstructions encroaching upon said 15 foot clearance area is permitted.

C. Courts

The faces of all opposite walls within an inner court created by the construction of one or more apartment buildings shall be a minimum distance of thirty feet (30.0') apart, and no balcony or canopy shall extend into such court area for a distance greater than five feet (5.0').

3.3 MEASUREMENT AND EXCEPTIONS

A. Description

This section identifies and explains forms of measurement used throughout this Chapter and exceptions thereto.

B. Height of Building

1. The “height” of a building shall be the vertical distance of a building measured from the average established grade at the street line or from the average natural front yard ground level, whichever is higher, to:
 - a. The highest point of the roof's surface;
 - b. To the deck line of mansard roofs;
 - c. To the peak for hip and gable roofs; but excluding
 - d. Encroachments such as, but not limited to, chimneys, cooling towers, elevator bulkheads, penthouse, tanks, water towers, radio towers, ornamental

cupolas, domes and spires, and parapet walls not exceeding ten additional feet in height. If the street grade has not been officially established, the average front yard grade shall be used for a base level.

2. Within the I-RU district only, building height shall be measured from the average established grade prior to development.

C. Height Encroachments

All buildings must comply with the height restrictions set forth in this Article 3 applicable to the zoning district in which the building is located; provided, however, in zoning districts where the height of buildings is restricted to two or three stories, encroachments, such as, but not limited to, towers, chimneys, and vent stacks may extend for an additional height not to exceed forty feet (40.0') above the maximum height otherwise allowed in the zoning district. Water stand pipes and tanks, church steeples, domes and spires, and school and institutional buildings may be constructed up to three stories in height in residential district that are otherwise restricted to two stories in height provided that the side and rear yard setbacks for such lot shall be increased by one foot (1.0') for each one foot (1.0') that such structures exceed two stories in height.

D. Story Height

The “height of a story” when “story” is used to mean the number of floors in a building means the height between the successive floors of a building or from the top floor to the roof. The standard height for a story is 14 feet.

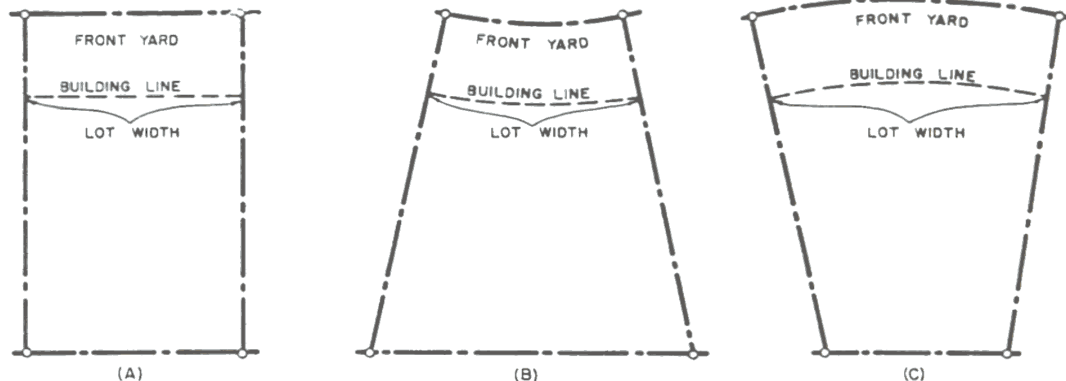
E. Lot Area

1. “Lot Area” or “area of a lot” means the number of square feet contained within the property lines of a parcel of land.
2. All property developed within the City must comply with the lot area requirements set forth in this Article 3 applicable to the zoning district in which the building is located; provided, however, a lot which was a Lot of Record may be developed and used as a one-family dwelling with less than the minimum lot area required for the zoning district in which the lot is located. No lot which existed at the time of adoption of this Chapter shall be reduced below the minimum lot area.

F. Lot Width

1. “Lot width” means the distance between the side property lines measured at the front building line.
2. All property developed within the City must comply with the lot width requirements set forth in this Article 3 applicable to the zoning district in which the building is located; provided, however, a lot which was a Lot of Record may be developed and used as a one-family dwelling with less than the minimum lot width. No lot which existed at the time of adoption of this Chapter shall be reduced below the minimum lot width.

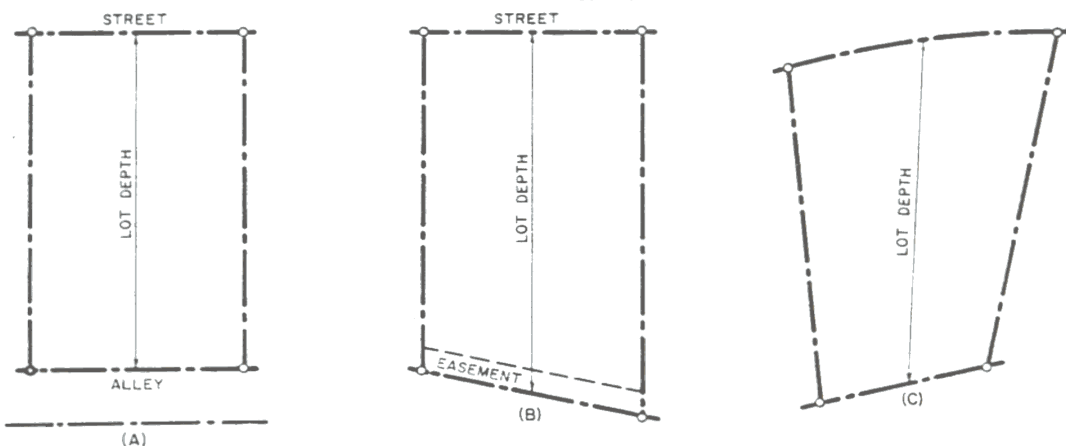
I. LOT WIDTH



G. Lot Depth

1. “Lot depth” means the horizontal distance between the front and rear lot lines.
2. All property developed within the City must comply with the lot depth requirements set forth in this Article 3 applicable to the zoning district in which the building is located; provided, however, a lot which was a Lot of Record may be developed and used as a one-family dwelling with less than the minimum lot depth. No lot that existed at the time of adoption of this Chapter shall be reduced below the minimum lot depth.

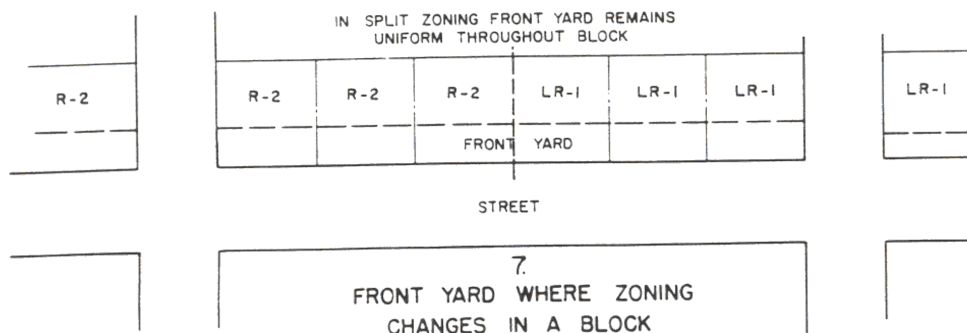
2. LOT DEPTH



H. Front Yard

1. “Front Yard” or “Front Yard Setback” means the open, unoccupied space on a lot facing a street extending across the front of a lot between the side lot lines and from the main building to the front lot or street line with the minimum horizontal distance between the street line and the main building line as specified for the zoning district in which it is located.
2. All property developed within the City must comply with the front yard requirements set forth in this Article 3 applicable to the zoning district in which the building is located except as follows:

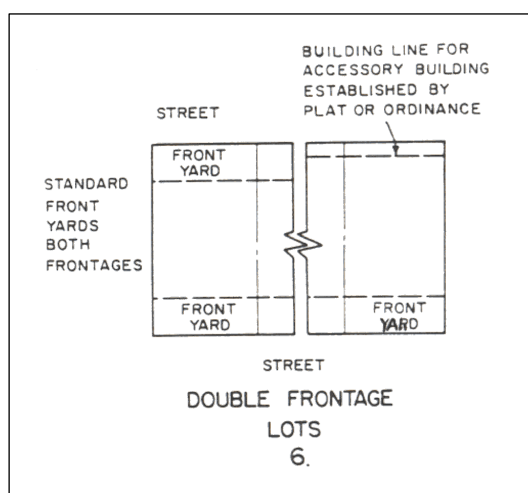
- a. Where the frontage on one side of a street between two intersecting streets is divided by two or more zoning districts, the front yard shall comply with the requirements of the most restrictive district for the entire frontage.



- b. ~~Where a~~ The front yard prescribed by this Article 3 for the zoning district in which a platted lot is located that conflicts with the front yard established by a building line ~~has been established by~~ set forth on a recorded plat or by a City ordinance ~~outside of this zoning ordinance shall be determined as follows; and such line requires a greater or lesser front yard setback than is prescribed by this Chapter for the zoning district in which the building line is located;~~

- i. Except as provided in paragraph ii, below, the ~~required~~ front yard shall comply with the building line ~~so~~ set forth on the plat or established by such other City ordinance ~~or plat;~~ and
- ii. If the property is in an R-2, R-3, R-4, R-5, R-6, D-1 or D-2 district, the front yard shall be based on the least restrictive building line.

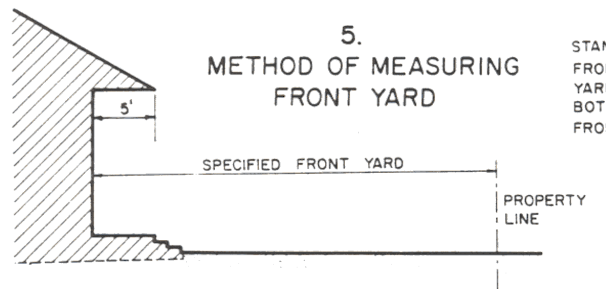
- c. Where lots have double frontage, running through from one street to another, a required front yard shall be provided on both streets unless a building line for accessory buildings has been established along one frontage on the plat or by prior ordinance, in which event only one required front yard need be observed.



- d. If buildings along the frontage of any street in a residential block in an R-1, MF-1, MF-2, MF-3 or MF-4 zoning districts have been constructed with an average setback that ~~is greater or lesser in dimension than~~ conflicts with the minimum front yard established ~~in~~ for the zoning district, the minimum front yard for lots within that block shall be the average front yard of all buildings in the block. Solely, for purposes of the foregoing calculation, all vacant lots along the same street frontage shall be assumed to

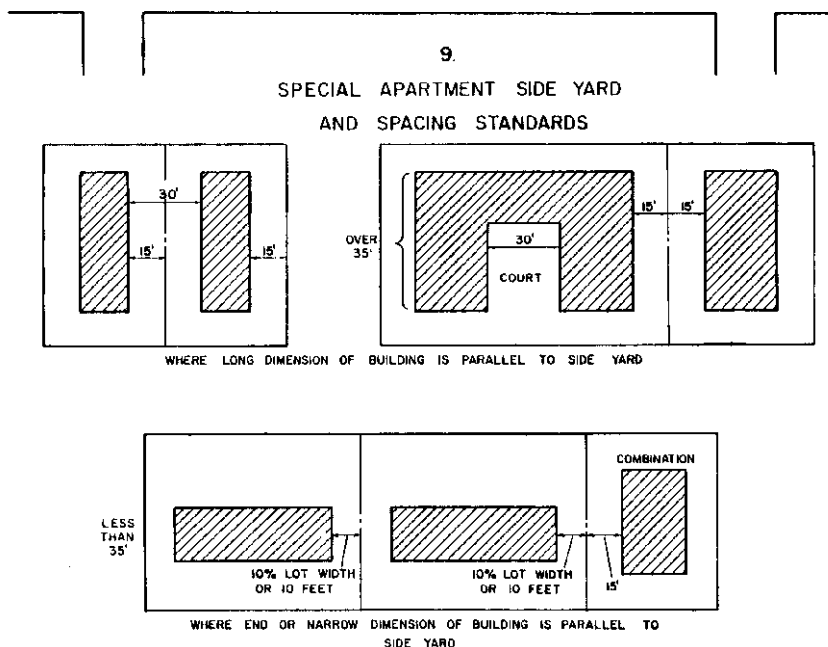
have been constructed subject to the minimum front yard specified by this Article for the zoning district. Notwithstanding anything herein to the contrary, this Paragraph d. shall not be applied in a manner to require a front yard of more than 50 feet or require any building to be constructed with a setback exceeding 10 feet greater than the minimum front yard setback applicable to any adjacent lot.

- e. The minimum front yard for property located within an MF-4 Zoning District shall be the greater of (i) 30 feet and (ii) the distance from the centerline of the street on which a building fronts to the front face of the building be less than one-half the height of the building; but in no case shall a front yard setback of more than 50 feet from the property line be required.
- f. In addition to setbacks required elsewhere in this Chapter, the building setback line along both sides of Dallas Parkway shall be 100 feet from the centerline of Dallas Parkway; provided, however, such setback line may be decreased. ~~Appeals from this setback requirement shall be heard~~ by the City Council at the time of approval of a detailed site plan for the property or pursuant to an amendment to the zoning regulations applicable to the property.
- g. Unless expressly allowed by other City ordinance, in the R-1, R-2, R-3, R-4, R-5, R-6, D-1, D-2 and I-RU Districts, no building, structure, fence or improved parking area shall be located, erected or placed in the required front yard; provided, however, driveways, circular driveways, and landscaping shall be allowed within the required front yard.
- h. If 75% of the buildings that front any street in a residential block do not have garage doors that face the street in the front half of the lot, then the front facing garage doors must maintain a minimum setback of 10 feet greater than that of the main structure and must be designed in a way not to dominate the front façade of the structure. A maximum of (i) two single car garage doors, each being no greater than 10 feet wide) or (ii) one double car garage door no more than 22 feet wide shall be allowed. Only residential units constructed on lots with less than 81 feet of street frontage, with existing street oriented driveways, and located within the R-3, R-4, R-5 and R-6 zoning districts may be constructed with a garage orientation and design and provided in this paragraph h.
- i. The front yard shall be measured from the property line to the front face of the building, covered porch, covered terrace or attached accessory building. Eaves and roof extensions may project into the required front yard for a distance not to exceed 5 feet and subsurface structures may not project into the front yard to a height greater than 40 inches.



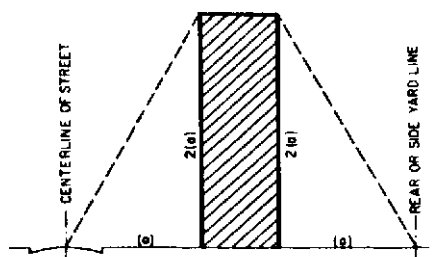
I. Side Yard

1. “Side yard” or “Side Yard Setback” means the open, unoccupied space or spaces on one side or two sides of a main building and on the same lot with the building, situated between the building and a side line of the lot and extending through from the front yard to the rear yard with the minimum horizontal distance between the side lot line and the main building as specified for the zoning district in which the property is located. Any lot line, that is not ~~the~~ a rear lot line, or a front lot line, shall be deemed a side lot line.
2. All property developed within the City must comply with the side yard requirements set forth in this Article 3 applicable to the zoning district in which the building is located except as follows:
 - a. Multiple family dwellings not exceeding two stories in height shall be located on a lot to provide a minimum side yard between all building walls and any side lot line as follows;
 - i. The side yard adjacent to a building face or wall less than or equal to 35 feet in width shall be not less than 10 feet; and
 - ii. The side yard adjacent to a building face or wall greater than 35 feet in width shall be not less than 15 feet.



- b. Multiple Family Dwellings exceeding two stories in height shall be located on a lot in a manner to provide a side yard between all building walls and any side lot line as follows:
- i. If the building face or wall has openings for light, air, or access, the side yard adjacent to such wall shall be not less than 1 foot for every 2 feet of building height adjacent to such side yard, but in no case shall the side yard be required to exceed 50 feet; and
 - ii. If the building face or wall contains no openings for access, light or air, the side yard adjacent to such wall shall not be less than 10 feet.

II.
**SET BACK STANDARDS HIGH RISE
APARTMENT & SIMILAR STRUCTURES**

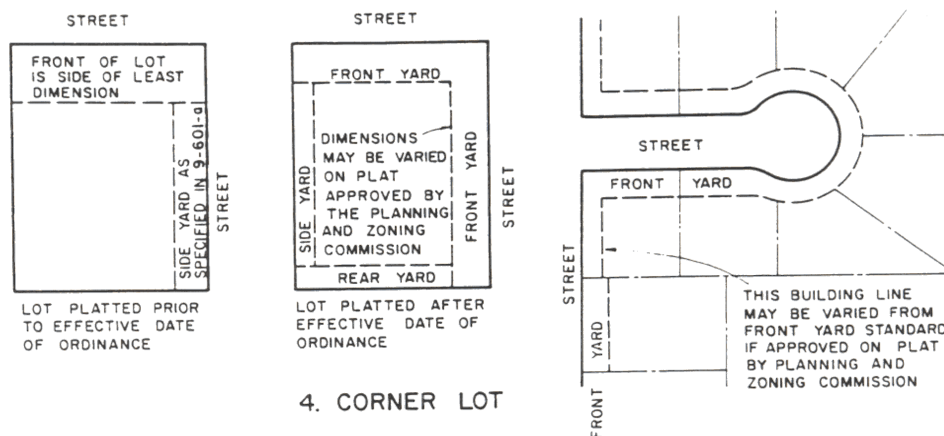


WHEN HEIGHT EQUALS 2(a), FRONT YARD MEASURED FROM STREET CENTERLINE MUST BE MINIMUM OF (a). SIDE AND REAR YARDS WITH OPENINGS FOR LIGHT OR AIR, SHALL BE MINIMUM DIMENSION OF (a) WHEN HEIGHT IS 2(a). IN NO CASE NEED (a) EXCEED FIFTY (50) FEET (SEE 9-502 f.)

- c. On a corner lot platted after February 24, 1969, and used for a one-family or two-family dwelling, both street exposures shall be treated as front yards; provided, however, a side yard building line of 10 feet or more designated

and shown on a plat approved ~~by the Planning and Zoning Commission~~ after February 24, 1969, shall control over a conflict with this paragraph c.

- d. The minimum side yard adjacent to a side street on a Lot of Record shall be 10 feet.



- e. ~~The side yard adjacent to a side street of a lot developed with a one-family attached dwelling shall be not less than 30 feet.~~ The end of each one-family attached dwelling complex shall have a side yard of not less than 10 feet so that the end of any two adjacent building complexes shall be at least 20 feet apart.
- f. Every part of a required side yard shall be open and unobstructed except for permitted accessory buildings and the permitted encroachment of architectural features of the main structure, which encroachment shall not exceed:
 - i. 1 foot for window sills, belt courses, and cornices; and
 - ii. 2 feet for roof eaves.
- g. A side yard adjacent to a street of a corner lot developed with a multiple-family dwelling not exceeding two stories in height shall not be less than 30 feet. No balcony, porch, or any portion of the building may extend into such required side yard, except that a roof may overhang such side yard up to 4 feet. Notwithstanding the foregoing, a side yard established by other ordinances or plat on a lot of record shall control if in conflict with this paragraph g.

J. Rear Yard

1. "Rear Yard" or "Rear Yard Setback" means the open, unoccupied space, except for permitted accessory buildings, extending across the rear of a lot from one side lot line to the other side lot line and having a depth with the minimal horizontal distance between ~~the building and~~ the rear lot line and the main building as specified in the zoning district in which the ~~lot~~ property is located.
2. All property developed within the City must comply with the rear yard requirements set forth in this Article 3 applicable to the zoning district in which the building is located except as follows:

- a. ~~In all residential zoning districts, no~~ **No** main residential building may be constructed closer than 15 feet to (i) the rear property line or (ii) if a public or private utility or drainage easement is located on the lot adjacent to the rear lot line, the boundary of such easement, whichever is the farthest distance from the rear lot line:
 - i. **If located in an R-2, R-3, R-4, R-5, R-6, D-1 and D-2 district, then ten (10) feet to the rear property line; and**
 - ii. **If located in an R-1, MF-1, MF-2, MF-3, or MF-4 district, then fifteen (15) feet to the rear property line; provided, however, if a public or private easement is located on the property adjacent to the rear property line, then fifteen (15) to the boundary of such easement.**
- b. The main residential building and all accessory buildings (subject to the provisions of Section 2.9) shall cover no more than 50% of that portion of the lot lying to the rear of a projected line joining the mid-point on one side lot line with the mid-point of the opposite side lot line.
- c. Multiple-family dwellings exceeding two stories in height must be located on the lot in such a manner as to provide a rear yard equal to 1 foot for every 2 feet of building height; provided, however, such rear yard shall not be required to exceed 50 feet.

K. Lot Coverage and Floor Area Ratio

- 1. "Lot Coverage" means the percentage of the total area of a lot occupied by the base (first story or floor) of buildings located on the lot or the area determined as the maximum cross-sectional area of the building.
- 2. "Floor Area Ratio (FAR)" means the ratio between the total square feet of floor area in a structure and the total square feet of land in the lot or tract on which the structure is located.
- 3. The development of all property within the City must comply with the lot coverage and floor area ratio requirements for the respective zoning districts as set forth in this Article 3; provided, however, a building constructed before February 24, 1969, that exceeds the maximum lot coverage or floor area ratio set forth in this zoning ordinance shall be considered a conforming structure.

L. Floor Area per Dwelling Unit

- 1. "Floor Area" means the total square feet of floor space within the outside dimensions of a building inclusive of all floor levels, but excluding cellars, carports or garages.
- 2. "Dwelling Unit" means a building or portion of a building which is arranged, occupied, or intended to be occupied as living quarters and includes facilities for food preparation and sleeping for one family.
- 3. Minimum floor area of a dwelling unit shall be computed exclusive of breezeways, garages, open porches, carports, or accessory buildings or accessory space not designed and used directly and specifically for dwelling purposes.

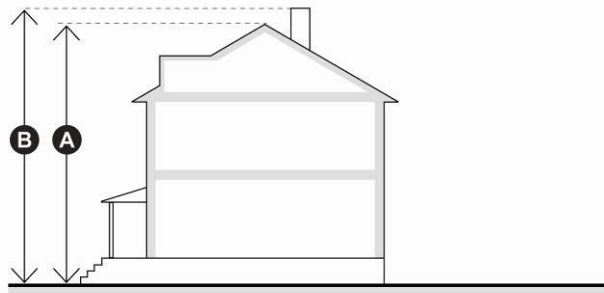
4. All property development within the City with a dwelling unit must comply with the minimum area per dwelling unit requirements for the respective zoning districts as set forth in this Article 3 except as follows:
 - a. A structure designed or erected for multiple-family occupancy shall contain no more than 6,000 square feet per floor. In determining the maximum floor area permitted by this paragraph a, all covered halls, walks, and parking areas shall be included when the structure is attached to another building, or shall be limited to a maximum of 6,000 square feet when the structure is not attached to another building.
 - b. The location of more than one dwelling structure for one family, two family or multiple family use on a single lot or tract approved in accordance with Section 3.2.A.4 shall comply with this Sections 3.3L.4.a.
- M. **Building Length.** No single wall or side of any multiple dwelling structure shall exceed 200 feet in length.

3.4 R-1 (ONE FAMILY RESIDENCE DISTRICT-1)

Description

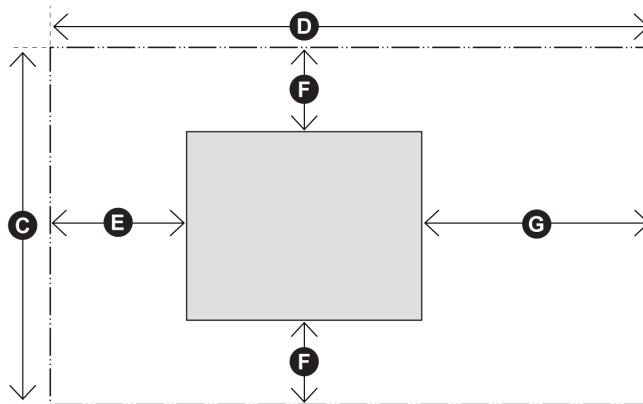
The R-1 District is intended to accommodate one-family detached houses on large individual lots. Compatible civic and institutional uses are also permitted. Houses have a minimum floor area of 2,200 square feet. The minimum lot size of one acre generates a low density development pattern, the lowest of the R-districts. The district should be applied in areas where the land use pattern is predominately one-family detached houses on large individual lots or where such a pattern is desired in the future.

Height (see Section 3.3 for additional height provisions)



- A** Height (2.5 max stories)
- A** Height of Building (35 max ft)
- B** Height of Encroachments (40 max ft)

Siting (see Section 3.3 for additional lot and yard provisions)



- Lot Area (min 1 acre)
- C** Lot Width (min 150 ft)
- D** Lot Depth (min 150 ft)
- E** Front Yard (min 50 ft)
- F** Side Yard, (min 10% of lot width, not to exceed 20 ft)
- G** Rear Yard (min 15 ft)
- Lot Coverage (max 25%)
- Floor Area Per Unit (min 2,200 sq ft)

Notes

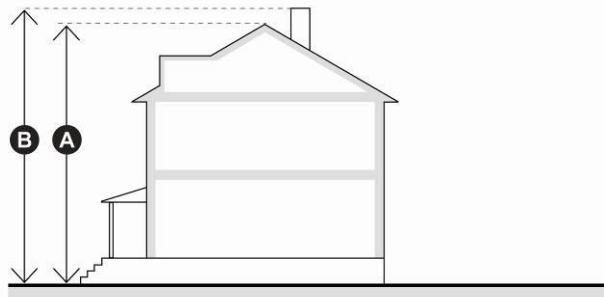
1. For placement of structures, parking areas and driveways in front yards, see Section 3.3H.2.g.
2. Average front setback may apply, see Section 3.3H.2.d.
3. For allowed encroachments for 2 and 2½ story buildings, see Section 3.3C.
4. For setbacks on corner lots, see Section 3.3I.2.c and d.
5. For rear yard and lot coverage requirements, see Section 3.3J.2.a, and b.
6. For location and regulation of accessory structures, see Section 2.9.

3.5 R-2 (ONE FAMILY RESIDENCE DISTRICT-2)

Description

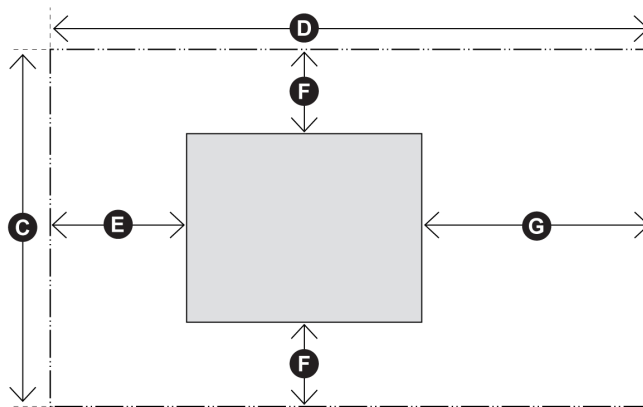
The R-2 District is intended to accommodate one-family detached houses on medium-sized individual lots. Compatible civic and institutional uses are also permitted. Houses have a minimum floor area of 1,900 square feet. The minimum lot size of 13,000 square feet generates a low density development pattern that is more dense than R-1. The district should be applied in areas where the land use pattern is predominately one-family detached houses on medium-sized individual lots or where such a pattern is desired in the future.

Height (see Section 3.3 for additional height provisions)



- A** Height (max 2.5 stories)
- A** Height of Building (max 35 ft)
- B** Height of Encroachments (max 40 ft)

Siting (see Section 3.3 for additional lot and yard provisions)



- Lot Area (min 13,000 sq ft)
- C** Lot Width (min 100 ft)
- D** Lot Depth (min 110 ft)
- E** Front Yard (min ~~30~~ **25** ft)
- F** Side Yard; (min ~~10% of lot width, not to exceed 10 ft~~ **5 ft**)
- G** Rear Yard (min ~~15~~ **10** ft)
- Lot Coverage (max ~~35%~~ **45%**)
- Floor Area Per Unit (min 1,900 sq ft)

Notes

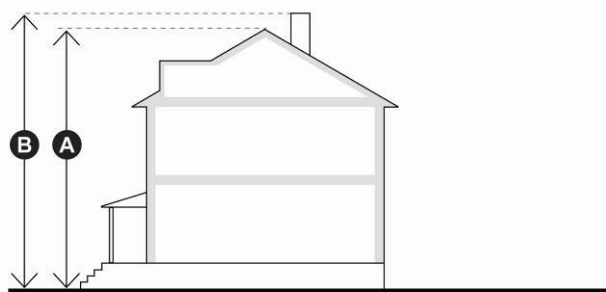
1. For placement of structures, parking areas and driveways in front yards, see Section 3.3H.2.g.
2. Average front setback may apply, see Section 3.3H.2.d.
3. For allowed encroachments for 2 and 2½ story buildings, see Section 3.3C.
4. For setbacks on corner lots, see Section 3.3I.2.c. and d.
5. For rear yard and lot coverage requirements, see Section 3.3J.2.a.
6. For location and regulation of accessory structures, see Section 2.9.

3.6 R-3 (ONE FAMILY RESIDENCE DISTRICT-3)

Description

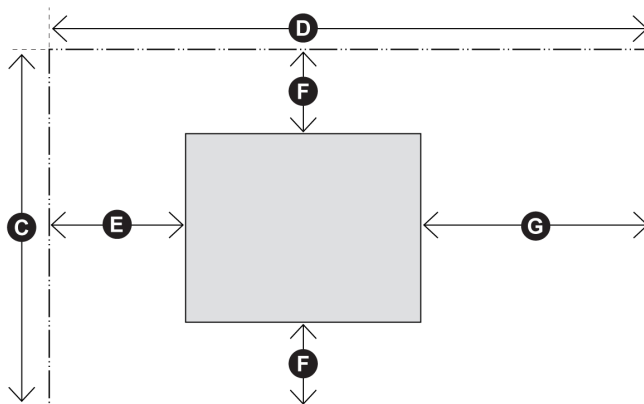
The R-3 District is intended to accommodate one-family detached houses on medium sized individual lots. Compatible civic and institutional uses are also permitted. Houses have a minimum floor area of 1,800 square feet. The minimum lot size of 10,000 square feet generates a low density development pattern that is more dense than those allowed in the R-2 district. R-3 allows the same density as R-4, but the minimum floor area of a house in R-3 is greater than in R-4. The district should be applied in areas where the land use pattern is predominately one-family detached houses on medium-sized individual lots or where such a pattern is desired in the future.

Height (see Section 3.3 for additional height provisions)



- Ⓐ Height (max 2stories)
- Ⓐ Height of Building (max 35 ft)
- Ⓑ Height of Encroachments (max 40 ft)

Siting (see Section 3.3 for additional lot and yard provisions)



- Lot Area (min 10,000 sq ft)
- Ⓒ Lot Width (min 80 ft)
- Ⓓ Lot Depth (min 110 ft)
- Ⓔ Front Yard (min ~~30~~ 25 ft)
- Ⓕ Side Yard, (min ~~10% of lot width, not to exceed 10~~ 5 ft)
- Ⓖ Rear Yard (min ~~15~~ 10 ft)
- Lot Coverage (max ~~35%~~ 45%)
- Floor Area Per Unit (min 1,800 sq ft)

Notes

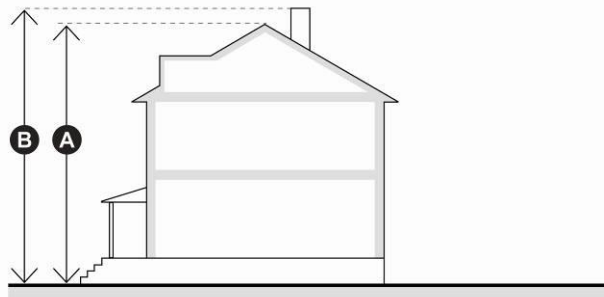
1. For placement of structures, parking areas and driveways in front yards, see Section 3.3H.2.g.
2. Average front setback may apply, see Section 3.3H.2.d
3. For allowed encroachments for 2 story buildings, see Section 3.3C.
4. For setbacks on corner lots, see Section 3.3I.2.c. and d.
5. For rear yard and lot coverage requirements, see Section 3.3J.2.a.
6. For location and regulation of accessory structures, see Section 2.9.

3.7 R-4 (ONE FAMILY RESIDENCE DISTRICT-4)

Description

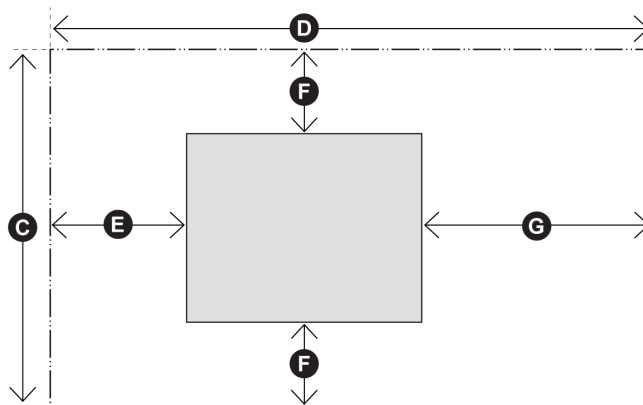
The R-4 District is intended to accommodate one-family detached houses on medium-sized individual lots. Compatible civic and institutional uses are also permitted. Houses have a minimum floor area of 1,600 square feet. The minimum lot size of 10,000 square feet generates the same density as R-3, but the minimum floor area of a house in R-4 is less than in the R-3 district. The district should be applied in areas where the land use pattern is predominately one-family detached houses on medium-sized individual lots or where such a pattern is desired in the future.

Height (see Section 3.3 for additional height provisions)



- A** Height (max 2 stories)
- A** Height of Building (max 35 ft)
- B** Height of Encroachments (max 40 ft)

Siting (see Section 3.3 for additional lot and yard provisions)



- Lot Area (min 10,000 sq ft)
- C** Lot Width (min 80 ft)
- D** Lot Depth (min 110 ft)
- E** Front Yard (min ~~30~~ **25** ft)
- F** Side Yard; (min ~~10% of lot width, not to exceed 10~~ **5** ft)
- G** Rear Yard (min ~~15~~ **10** ft)
- Lot Coverage (max ~~35%~~ **45%**)
- Floor Area Per Unit (min 1,600 sq ft)

Notes

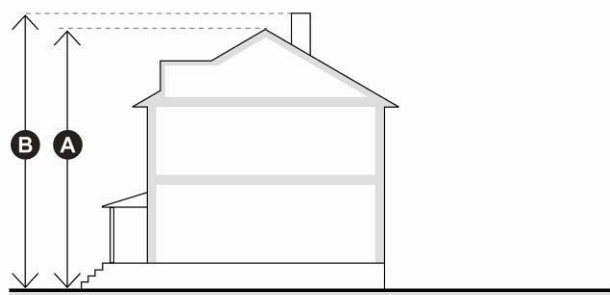
1. For placement of structures, parking areas and driveways in front yards, see 3.3H.2.g.
2. Average front setback may apply, see 3.3H.2.d
3. For allowed encroachments for 2 story buildings, see 3.3C.
4. For setbacks on corner lots, see 3.3I.2.c. and d.
5. For rear yard and lot coverage requirements, see 3.3J.2.a.
6. For location and regulation of accessory structures, see Section 2.9.

3.8 R-5 (ONE FAMILY RESIDENCE DISTRICT-5)

Description

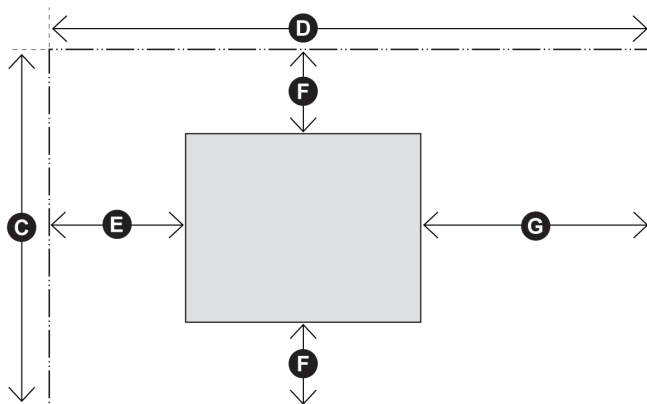
The R-5 District is intended to accommodate one-family detached houses on small individual lots. Compatible civic and institutional uses are also permitted. Houses have a minimum floor area of 1,500 square feet. The minimum lot size of 8,700 square feet generates a low density development pattern that is higher than other R-districts. R-5 allows the same density as R-6, but the minimum floor area for a house in R-5 is greater than in R-6. The district should be applied in areas where the land use pattern is predominately one-family detached houses on small individual lots or where such a pattern is desired in the future.

Height (see Section 3.3 for additional height provisions)



- A** Height (max 2 stories)
- A** Height of Building (max 35 ft)
- B** Height of Encroachments (max 40 ft)

Siting (see Section 3.3 for additional lot and yard provisions)



- Lot Area (min 8,700 sq ft)
- C** Lot Width (min 70 ft)
- D** Lot Depth (min 110 ft)
- E** Front Yard (min ~~30~~ **25** ft)
- F** Side Yard, (min ~~10% of lot width, not to exceed 10~~ **5** ft)
- G** Rear Yard (min ~~15~~ **10** ft)
- Lot Coverage (max ~~40%~~ **50%**)
- Floor Area Per Unit (min 1,500 sq ft)

Notes

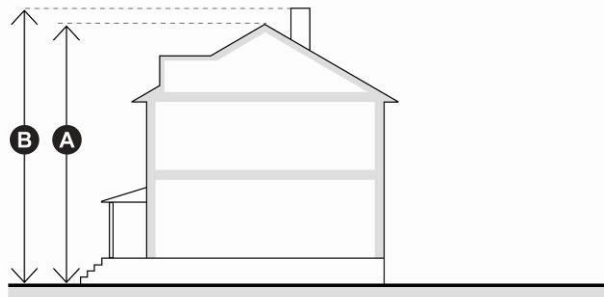
1. For placement of structures, parking areas and driveways in front yards, see Section 3.3H.2.g.
2. Average front setback may apply, see Section 3.3H.2.d
3. For allowed encroachments for 2 story buildings, see Section 3.3C.
4. For setbacks on corner lots, see Section 3.3I.2.c.
5. For rear yard and lot coverage requirements, see Section 3.3J.2.a.
6. For location and regulation of accessory structures, see Section 2.9.

3.9 R-6 (ONE FAMILY RESIDENCE DISTRICT-6)

Description

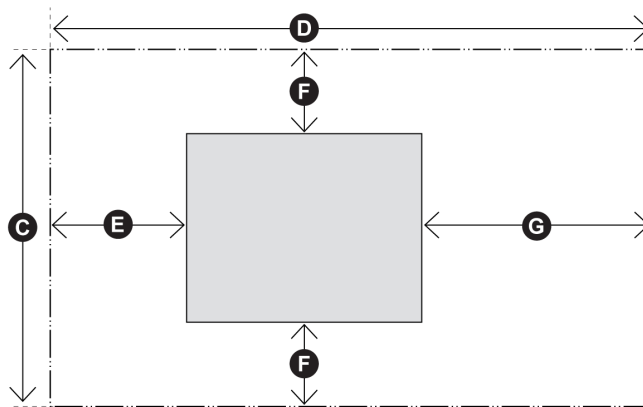
The R-6 District is intended to accommodate one-family detached houses on small individual lots. Compatible civic and institutional uses are also permitted. Houses have a minimum floor area of 1,300 square feet. The minimum lot size of 8,700 square feet generates a low density development pattern. R-6 allows the same density as R-5, but the minimum floor area for a house in R-6 is greater than in the R-5 district. The R-6 district should be applied in areas where the land use pattern is predominately one-family detached houses on small individual lots or where such a pattern is desired in the future.

Height (see Section 3.3 for additional height provisions)



- A** Height (max 2 stories)
- A** Height of Building (max 35 ft)
- B** Height of Encroachments (max 40 ft)

Siting (see Section 3.3 for additional lot and yard provisions)



- Lot Area (min 8,700 sq ft)
- C** Lot Width (min 70 ft)
- D** Lot Depth (min 110 ft)
- E** Front Yard (min ~~30~~ **25** ft)
- F** Side Yard, (min ~~10% of lot width, not to exceed 6~~ **5** ft)
- G** Rear Yard (min 10 ft)
- Lot Coverage (max 50%)
- Floor Area Per Unit (min 1,300 sq ft)

Notes

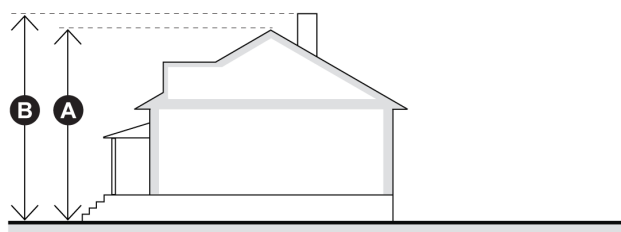
1. For placement of structures, parking areas and driveways in front yards, see Section 3.3H.2.g.
2. Average front setback may apply, see Section 3.3H.2.d
3. For allowed encroachments for 2 story buildings, see Section 3.3C.
4. For setbacks on corner lots, see Section 3.3I.2.c. and d.
5. For rear yard and lot coverage requirements, see Section 3.3J.2.a.
6. For location and regulation of accessory structures, see Section 2.9.

3.10 D-1 (TWO FAMILY RESIDENCE DISTRICT-1)

Description

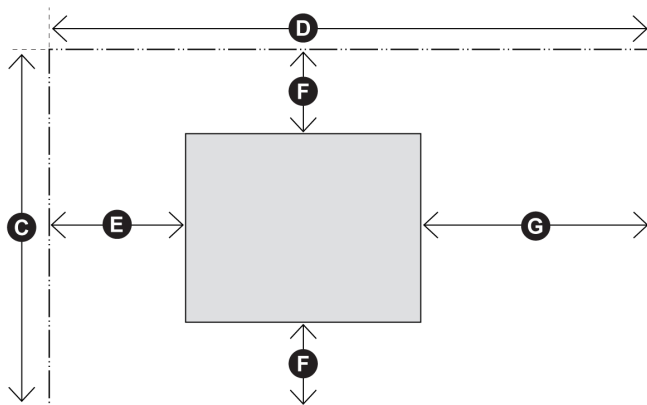
The D-1 District is intended to accommodate duplexes and one-family houses on individual lots and provide two housing options within the same district. Compatible civic and institutional uses are also permitted. Each dwelling unit has a minimum floor area of 1,200 square feet. Lot sizes are medium and vary with building type. Lot sizes are larger than in D-2 and density is lower. The district should be applied in areas where the land use pattern is a mixture of duplexes and one-family houses or where such a pattern is desired in the future.

Height (see Section 3.3 for additional height provisions)



- A** Height (max 2 stories)
- A** Height of Building (max 35 ft)
- B** Height of Encroachments (max 40 ft)

Siting (see Section 3.3 for additional lot and yard provisions)



- Lot Area (min sq ft)
- One Family Detached (8,700 per unit)
- Two-Family (4,350 per unit)
- C** Lot Width (min 70 ft)
- D** Lot Depth (min 110 ft)
- E** Front Yard (min ~~30~~ 25 ft)
- F** Side Yard, (min ~~10% of lot width, not to exceed 10~~ 5 ft)
- G** Rear Yard (min ~~15~~ 10 ft)
- Lot Coverage (max 40%)
- Floor Area Per Unit (min 1,200 sq ft)

Notes

1. For placement of structures, parking areas and driveways in front yards, see Section 3.3H.2.g.
2. Average front setback may apply, see Section 3.3H.2.d.
3. For allowed encroachments for 2 story buildings, see Section 3.3C.
4. For setbacks on corner lots, see Section 3.3I.2.c. and d.
5. For rear yard and lot coverage requirements, see Section 3.3J.2.a.

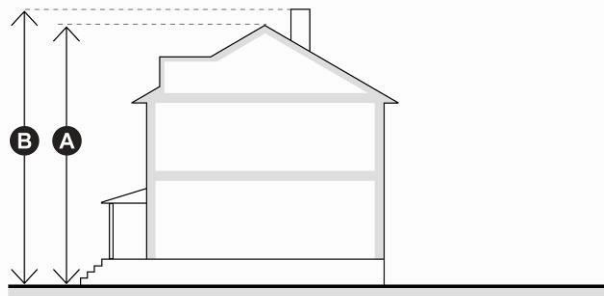
6. For location and regulation of accessory structures, see Section 2.9.

3.11 D-2 (TWO FAMILY RESIDENCE DISTRICT-2)

Description

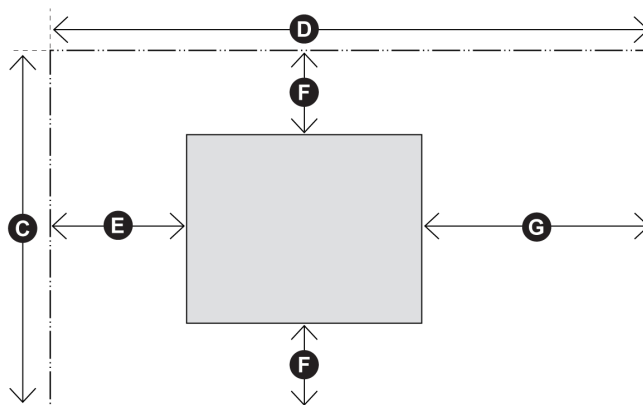
The D-2 District is intended to accommodate duplexes and one-family houses on individual lots and provide two housing options within the same district. Compatible civic and institutional uses are also permitted. Each dwelling unit has a minimum floor area of 1,000 square feet. Lot sizes are medium and vary with building type. Lot sizes are smaller than in D-1 and density is greater. The district should be applied in areas where the land use pattern is a mixture of duplexes and one-family houses or where such a pattern is desired in the future.

Height (see Section 3.3 for additional height provisions)



- A** Height (max 2 stories)
- A** Height of Building (max 35 ft)
- B** Height of Encroachments (max 40 ft)

Siting (see Section 3.3 for additional lot and yard provisions)



- Lot Area (min sq ft)
One Family Detached (7,500 per unit)
Two Family (3,750 per unit)
- C** Lot Width (min 60 ft)
- D** Lot Depth (min 110 ft)
- E** Front Yard (min ~~30~~ 25 ft)
- F** Side Yard; (min ~~10% of lot width, not to exceed 10~~ 5 ft)
- G** Rear Yard (min ~~15~~ 10 ft)
- Lot Coverage (max 40%)
- Floor Area Per Unit (min 1,000 sq ft)

Notes

1. For placement of structures, parking areas and driveways in front yards, see 3.3H.2.g.
2. Average front setback may apply, see 3.3H.2.d
3. For allowed encroachments for 2 story buildings, see 3.3C.

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4. For setbacks on corner lots, see 3.3I.2.c. and d.
 5. For rear yard and lot coverage requirements, see 3.3J.2.a.
 6. For location and regulation of accessory structures, see Section 2.9.