

SECTION 4500B. AREA AND HEIGHT REGULATIONS. 1.) RESIDENTIAL DISTRICTS:

| Zoning District ⁶ | Minimum Lot Area per Dwelling Unit (Sq. Ft.) | Minimum Floor Area Per Unit (Sq. Ft.) | Maximum Lot Coverage | Minimum Lot Width (Feet) | Minimum Lot Depth (Feet) | Minimum Front Yard (Feet) | Minimum Rear Yard (Feet) ¹ | Minimum Interior Side Yard (Feet) ¹ | Minimum Exterior Side Yard (Feet) | | Maximum Height (Feet) | Minimum Masonry Construction ⁶ |
|------------------------------|--|---------------------------------------|----------------------|--------------------------|--------------------------|---------------------------|---------------------------------------|--|-------------------------------------|-------------------------------------|-----------------------|---|
| | | | | | | | | | backing up to an abutting side yard | backing up to an abutting rear yard | | |
| A | 2 acres | 2,200 | 15% | 150 | 200 | 40 | 15 | 25 | 25 | 25 | 35 | See Section 4600 |
| SF-12/22 | 12,000 | 2,200 | 45% | 90 | 120 | 25 | 25 | 10 | 25 | 15 | 35 | |
| SF-9.6/20 | 9,600 | 2,000 | 45% | 80 | 110 | 25 | 15 | 10 | 25 | 15 | 35 | |
| SF-8.4/18 | 8,400 | 1,800 | 45% | 70 | 110 | 25 | 15 | 10 | 20 | 15 | 35 | |
| SF-7.5/18 | 7,500 | 1,800 | 45% | 65 | 110 | 25 | 15 | 5 & 10 ^{2,7} | 20 | 15 | 35 | |
| | | | | | | | | | | | | |
| 2F | 3,750 | 1,000 | 45% | 65 | 110 | 25 | 15 | 5 & 10 ² | 20 | 15 | 35 | |
| MF-1 | 3,630 | See Sec. 4500F | 40% | 100 | 120 | 25 | 25 ³ | 20 ³ | 25 | 25 | 35 ⁴ | |
| MF-2 | 2,420 | See Sec. 4500F | 40% | 100 | 120 | 25 | 25 ³ | 20 ³ | 25 | 25 | 35 ⁴ | |
| SF-5AC/24 | 5 acres | 2,400 | 15% | 200 | 200 | 45 | 35 | 20 | 45 | 20 | 35 | See Section 4600 |
| SF-8.4/16 | 8,400 | 1,600 | 45% | 70 | 110 | 25 | 15 | 5/7.5 ⁵ | 20 | 15 | 35 | |
| SF-7.5/16 | 7,500 | 1,600 | 45% | 65 | 110 | 25 | 15 | 5 & 10 ² | 20 | 15 | 35 | |
| SF-7.5/12 | 7,500 | 1,200 | 45% | 65 | 110 | 25 | 15 | 5/7.5 ⁵ | 20 | 15 | 35 | |
| SF-6/12 | 6,000 | 1,200 | 45% | 60 | 100 | 25 | 15 | 0/10 ⁵ | 20 | 15 | 35 | |

Footnotes:

¹ Refer to Section 7400C for minimum rear or side yard requirement on residential lots abutting property in an OP, C-1, C-2, C-3, I-1 or I-2 zoning classification.

² Requires two side yards to have a combined total of not less than 15' with a 5' minimum on one side and a 10' minimum on the other side.

³ Notwithstanding the above, townhomes, apartments and multi-family dwellings in MF-1 and MF-2 Districts, when located adjacent to other residential districts that do not permit multi-family dwellings, shall setback from the property line along such other residential districts four (4) feet for every one (1) foot of building height. See additional landscaping requirements in Section 7300 that may affect the building setback.

⁴ Multi-family dwelling units in MF-1 and MF-2 Districts shall not be higher than 35' or two stories, whichever is less.

⁵ For single-family detached dwellings located in SF-8.4/16, SF-7.5/12 and SF-6/12 Districts, the minimum interior side yard shall be five (5) feet for one-story units and seven and a-half (7.5) feet for units with more than one-story. Zero-lot-line dwellings in SF-6/12 District shall comply with the provisions in Section 4500C.10.

⁶ The area and height regulations for the PR District shall be the same as those provided for the SF-12/22 District.

⁷ Developments in the SF-7.5/18 District approved prior to September 14, 2015, may continue to use a minimum interior side yard of five (5) feet for one-story dwelling units and seven and a-half (7.5) feet for dwelling units with more than one-story.