

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	2,600 ⁸	45%	90	120	25	25	10	25	15	35	
SF-9.6/20	9,600	2,400 ⁸	45%	80	110	25	15	10	25	15	35	
SF-8.4/18	8,400	2,200 ⁸	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 ^{2,7}	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, and developments in the SF-7.5/16 District approved prior to November 13, 2000, 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.

⁸ Developments approved prior to ADOPTION DATE, 2019, may continue to use a minimum floor area as follows: SF-12/22 or PR may be 2,200 sq. ft.; SF-9.6/20 may be 2,000 sq. ft., and SF-8.4/18 may be 1,800 sq. ft.