## TABLE 16-F

Schedule of Dimensional Standards

| Dimensional Standard | R-1 | R-2 | R-3 | R-4 | RMU | C-1 | C-2 | I |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Min. lot size (sq. ft.) | 7,500 | $\begin{gathered} \hline 5,625 \\ 5,0636 \\ 3,7507 \end{gathered}$ | $\begin{gathered} \hline 5,625 \\ 5,063{ }^{6} \\ 3,7507 \end{gathered}$ | $\begin{aligned} & \hline 4,000 \\ & 3,600^{6} \end{aligned}$ | $\begin{gathered} \hline 5,625 \\ 5,0636 \\ 3,7507 \end{gathered}$ | $\begin{gathered} \hline 5,625 \\ 5,0636 \\ 3,7507 \end{gathered}$ | N/A | 5,625 |
| Density (Min. lot sq. footage per principal dwelling unit) | 3,750 | $\begin{gathered} \hline 3,125 \\ 2,734^{6} \end{gathered}$ | $\begin{gathered} \hline 2,400 \\ 2,100^{6} \end{gathered}$ | $\begin{gathered} \hline 2,400 \\ 2,100^{6} \end{gathered}$ | $\begin{aligned} & 3,125 \\ & 2,734^{6} \end{aligned}$ | $\begin{gathered} \hline 2,800 \\ 2,450^{6} \end{gathered}$ | N/A | 2,800 |
| Min lot size (sq. ft.) - attached units | N/A | 3,125 | $\begin{gathered} \hline 2,400 \\ 2,1606 \end{gathered}$ | $\begin{gathered} \hline 2,400 \\ 2,160^{6} \end{gathered}$ | $\begin{gathered} \hline 3,125 \\ 2,8126 \end{gathered}$ | $\begin{gathered} \hline 2,800 \\ 2,520^{6} \end{gathered}$ | N/A | 2,800 |
| Min. lot frontage | $50^{\prime}$ | $\begin{gathered} \hline 37^{\prime}-6^{\prime \prime} \\ 25^{\prime} 7 \end{gathered}$ | $\begin{gathered} \hline 37^{\prime}-6^{\prime \prime} \\ 25^{\prime} 7 \end{gathered}$ | $\begin{gathered} 37^{\prime}-6^{\prime \prime} \\ 25^{\prime} 7 \end{gathered}$ | $\begin{gathered} 37^{\prime}-6^{\prime \prime} \\ 25^{\prime} 7 \end{gathered}$ | $\begin{gathered} \hline 37^{\prime}-6^{\prime \prime} \\ 25^{\prime} 7 \end{gathered}$ | No Req. | $37^{\prime}-6 "$ |
| Min. lot frontage - attached units | N/A | $20^{\prime}$ | 15 | 15 | $20^{\prime}$ | $20^{\prime}$ | N/A | $20^{\prime}$ |
| Max. lot coverage: structures (additive coverage total for structures and uncovered parking cannot exceed $90 \%$ except in C-2) | 35\% | $\begin{aligned} & \hline 40 \% \\ & 45 \%{ }^{6} \end{aligned}$ | $\begin{gathered} \hline 45 \% \\ 50 \%{ }^{6} \end{gathered}$ | $\begin{gathered} \hline 45 \% \\ 50 \%{ }^{6} \end{gathered}$ | $\begin{gathered} \hline 45 \% \\ 50 \% 6 \end{gathered}$ | $\begin{aligned} & \hline 60 \% \\ & 66 \%{ }^{6} \end{aligned}$ | $100 \%{ }^{3}$ | 60\% |
| Max. lot coverage: uncovered parking/access (additive coverage total for structures and uncovered parking cannot exceed $90 \%$ except in C-2) ${ }^{5}$ | 10\% | 15\% | 25\% | 25\% | 25\% | 60\% | No Req. ${ }^{3}$ | 30\% |
| Min. landscape area | 55\% | 45\% | 30\% | 30\% | 30\% | 10\% | No Req. ${ }^{1}$ | 10\% |
| Min. setback from side lot line for a primary bldg. | $8^{\prime}$ | $5 '$ | $5 '$ | $5 '$ | $5 '$ | $5{ }^{2}$ | No Req. | $5{ }^{2}$ |
| Min. setback from side lot line for a detached accessory bldg. | $\begin{gathered} 3^{\prime}, 5 \text {, or } \\ 10^{\prime} 8 \end{gathered}$ | $\begin{gathered} 3^{\prime}, 5 \prime \text {, or } \\ 10^{\prime} 8 \end{gathered}$ | $\begin{gathered} 3^{\prime}, 5^{\prime} \text {, or } \\ 10^{\prime}{ }^{8} \end{gathered}$ | $\begin{gathered} 3^{\prime}, 5^{\prime}, \text { or } \\ 10^{\prime}{ }^{8} \end{gathered}$ | $\begin{gathered} 3^{\prime}, 5^{\prime} \text {, or } \\ 10^{\prime} 8 \end{gathered}$ | $\begin{gathered} 3^{\prime}, 5 \text {, or } \\ 10^{\prime} 8 \end{gathered}$ | No Req. | $\begin{gathered} 3,5 \prime \text {, or } \\ 10 \text { ' } 8 \end{gathered}$ |
| Min. setback from rear lot line: principal bldg. | $30^{\prime}$ | $20^{\prime}$ | $20^{\prime}$ | $15 '$ | $15 '$ | $5^{2}$ | No Req. | $5{ }^{2}$ |
| Min. setback from rear lot line: accessory bldg. | $5 '$ | 5' | 5' | 5' | $5^{\prime}$ | 5' | N/A | $5 '$ |
| Min. setback from front lot line ${ }^{4}$ | $30^{\prime}$ | $20^{\prime}$ | $20^{\prime}$ | $15{ }^{\prime}$ | $15 '$ | $10^{\prime}$ | No Req. | $10^{\prime}$ |
| Max. building height for a primary bldg. | $35 '$ | $35 '$ | $35 '$ | $35 '$ | $35 '$ | 35' | $35 '$ | $35 '$ |
| Max. building height for a detached accessory bldg. | $25^{\prime}$ | $25^{\prime}$ | $25^{\prime}$ | $25^{\prime}$ | $25^{\prime}$ | $25^{\prime}$ | $25^{\prime}$ | $25^{\prime}$ |

## Notes:

1 If a property does not utilize the zero setback allowance, the minimum landscape area shall be ten percent $(10 \%)$.
2 If the property adjoins a residential zone district, setbacks on the side and rear lot line shall be the same as those in the residential zone.
3 Existing structures are not required to meet off-street parking requirements. New structures and additions shall meet off-street parking requirements.
4 A covered porch may encroach into the front yard setback by twenty-five percent ( $25 \%$ ).
5 If a front-loaded garage is set back at least ten (10) feet behind the primary street-facing building façade, the lot coverage between the garage entrance and the primary, street-facing building façade shall not be included in the calculation of lot coverage for uncovered parking/access.

6 Standards for inclusionary housing development per Section 16-13-50.
$715 \%$ of the single-family lots within an inclusionary housing development may be 25 feet X 150 feet.
8 See Sec. 16-4-190(c) for a description of side lot line setbacks for all accessory buildings, including ADUs.

