

Section 2-9, District Dimensional Requirements

District	Min. Lot Area (Square Feet)			Min. Lot Width** (Linear Feet)			Min. Front Setback (Linear Feet)			Min. Side Setback*** (Linear Feet)			Min. Rear Setback (Linear Feet)			Height (Linear Feet)	Max. Lot Coverage
	1st Unit	2nd Unit	Ea. Add Unit	1st Unit	2nd Unit	Ea. Add Unit	1st Unit	2nd Unit	Ea. Add Unit	1st Unit	2nd Unit	Ea. Add Unit	1st Unit	2nd Unit	Ea. Add Unit		
R/A	20,000	NA	NA	100	NA	NA	30			15	NA	NA	25	NA	NA	35	40%
R-10	10,000	NA	NA	80	NA	NA	30			10	NA	NA	20	NA	NA		
R-8	8,000	3,000	3,000	75	20	10	25			10	4	2	20	4	2		
R-6	6,000	3,000	3,000	50	20	10	20			8	4	2	15	4	2		
TR	6,000	2,000	2,000	50	10	5	20			10	4	2	15	4	2		
C-1	NA			NA			NA			NA			NA				30%
C-2	10,000			100			40			20			20				
C-3	10,000			80			30			15			15				
C-4	20,000			100			40			20			20				
C-5	20,000			100			40			20			25				
C-6	6,000			50			30			10			30			60*	
O/I	20,000			100			30			15			25			60*	40%
M-1	N/A			100			40			25' where abutting resi. use, 15' otherwise			25' where abutting resi. use, 15' otherwise			35	

* The permitted height of structures in the C5 and C6 districts may be increased by one foot for each two feet of additional front, side, and rear setbacks up to a maximum height of 80 feet.

** Measured at the front yard setback line.

*** On a corner lot, setback requirements on the sides of the lot facing the street shall at least equal the minimum front yard setback in that district. Where two or more principal structures are located on an undivided lot, the minimum distance between the structures is determined by doubling the side yard requirement for that district.

+ Requirements relating to second units are in addition to the requirements for the first unit. Requirements for each additional unit are in addition to requirements for the first unit plus the requirements for the second unit. Multiple units listed as conditional uses are subject to the provisions of Article IV of this ordinance.