

ARTICLE V. DIMENSIONAL REQUIREMENTS

SECTION 5.1 TABLE OF DIMENSIONAL REGULATIONS

No building or structure shall be built nor shall any existing building or structure be enlarged which does not conform to the regulations as to maximum ratio of floor area to lot area, minimum lot sizes, minimum lot area for each dwelling unit or equivalent, minimum lot frontage, minimum setback dimensions of front, side and rear yards, minimum open space, and maximum height of structures, and all other dimensional requirements in the several districts as set forth in the Table of Dimensional Regulations, except as hereinafter provided.

	District	Type of Use	Dimensions (in feet or square feet unless otherwise noted)													
			Max. FAR	Min. Lot Size	Min. LA/DU	Min. Frontage	Front Yard Setbacks					Minimum Side Yard	Min. Rear Yard	Minimum UOS /DU	Max. Height	Max. Stories
							Min.	Max.	Projections	Porches	Garages					
SUBURBAN DISTRICTS	SSF	All permitted uses	0.35 †††	10000	10000	75	25	---	22	17	30	10 SUM 25	25	750	35	2.5
	SMF	All permitted uses	0.75	20000	3000	25	25	---	---	---	30	20	25	750	40	3
	SMU	Residential Dwellings	2	20000	3000	25	25	---	---	---	30	20	0†	300	---	---
		All other uses	2	---	---	25	---	---	---	---	---	0†	0†	---	---	---
RR	All permitted uses	2	---	---	25	---	---	---	---	---	0†	40	---	---	---	
TRADITIONAL NGHBRHD. DISTRICTS	TSF	All permitted uses	0.35 †††	7000	7000	55	15	20	12	9	24	10 SUM 25	20	300	32	2.5
	TTF	1 family dwelling	---	6000	6000 ††	55	15	20	12	9	24	10	20	500 ††	32	2.5
		All other uses	---	6000	4000 ††	65	15	20	12	9	24	10 SUM 25	20	500 ††	35	2.5
	TMF	1 family dwelling	---	4500	4000 ††	50	15	20	12	9	24	5 SUM 20	20	500 ††	32	2.5
		All other uses	---	6000	4000 ††	65	15	20	12	9	24	10 SUM 25	20	500 ††	35	3
	TMU	1 family dwelling	---	4500	2500	50	*	*	*	*	21	5 SUM 20	20	250	32	2.5
		Other Residential Dwellings	---	6000	2500	65	*	*	*	*	21	10 SUM 25	20	250	45	4
		All other uses	1	---	---	25	---	8	---	---	21	0†	0†	---	45	4
	NB	Residential Dwellings	1	6000	2500	40	*	*	*	*	21	0†	20	250	35	3
		All other uses	1	---	---	25	---	8	---	---	21	0†	0†	---	40	3
URBAN DISTRICTS	USF	1 family dwelling	0.75	3000	2500	35	10	15	7	4	21	3 SUM 17	15	225**	32	2.5
		All other uses	---	5000	2500	35	10	15	7	4	21	3 SUM 17	15	225**	32	2.5
	UMF	All permitted uses	---	3400	1000	40	*	*	*	*	*	3 SUM 17	15	---	65	6
	UMU	Residential Dwellings	---	3400	1000	40	*	*	*	*	*	3 SUM 17	15	---	---	---
		All other uses	4	---	---	25	---	---	---	---	---	---	---	---	---	---
DMU	All permitted uses	4	---	---	25	---	---	---	---	---	---	---	---	---	---	
SPECIAL PURPOSE DISTRICTS	HRC	Residential Dwellings	3	43560	---	25	25	--	---	---	30	20	25	100	200	15
		All other uses	5	---	---	25	---	---	---	---	---	---	---	---	200	15
	INST	All permitted uses	2	---	---	25	---	8	---	---	---	0†	0†	---	100	8
	OP	All permitted uses	2	---	---	25	40	---	---	---	---	20	40	---	50	4
INDUSTRIAL DISTRICTS	LI	All permitted uses	2	---	---	25	---	---	---	---	---	---	---	---	---	---
	GI	All permitted uses	2	---	---	25	---	---	---	---	---	---	---	---	---	---

---Denotes no dimensional requirement.

* Front setbacks in these districts shall be consistent with existing setbacks on the block.

† Side and rear yard setbacks in these districts must be at least 15 feet when abutting a residentially-zoned lot.

** [Ord. 11-29-05]

†† [Ord. 4-18-06]

††† [Ord. 4-3-07]