

Residential Uses in Nonresidential Districts

HR Use	Single-Family Detached	Alley-loaded Houses	Zero Lot Line	Two-Family	Townhouse⁽¹⁾	Multi-family⁽¹⁾
	Not Permitted	Not Permitted	Not Permitted	Not Permitted	Permitted	Permitted
Density (max. units/area)	--	--	--	--	11	11
Site (min.)						
Area (acres)	--	--	--	--	None	None
Recreation/Open Space	--	--	--	--	None	None
Parcel (min. sq. ft.)						
Area per building (up to 3 units)	--	--	--	--	7,500	--
Area per additional unit	--	--	--	--	--	2,000
Lot (min.)						
Lot area (acres)	--	--	--	--	2,500	21,000
Lot width (ft.)	--	--	--	--	25	110
Water/sewer	--	--	--	--	Required	Required
Yards (min. ft.)						
Street yard	--	--	--	--	20	20
Side yard (interior)	--	--	--	--	15	5
Side yard, (total)	--	--	--	--	N/A	N/A
Side yard (street)	--	--	--	--	15	15
Rear yard	--	--	--	--	10 ⁽²⁾	15 ⁽²⁾
Building separation	--	--	--	--	20	20
Bulk (max.)						
Height (ft.)	--	--	--	--	35	35
Building coverage (%)	--	--	--	--	60	60
Impervious surface (%)	--	--	--	--	80	75

⁽¹⁾ More than one building may be established on a single parcel (see Section 3.2).

⁽²⁾ Interior side yard setbacks on lots <60 feet width may be reduced (See Section 2.3.8.6)

⁽³⁾ Rear setbacks for structures adjacent to alley may be reduced (See Section 2.3.8.7)

Nonresidential District Dimensional Standards

	HR	MU	TC	CB	LI
Site (min.)					
Area (acres)	5	--	--	--	--
Recreation/Open Space (percent)	20%	--	--	--	--
Parcel (min. sq. ft.)					
Area per building	--	--	--	--	--
Lot (min.)					
Lot area (sq. ft.)	--	5,000	--	8,000	20,000
Lot width (ft.)	--	50	--	60	60
Water/sewer	Required	Required	Required	Required	Required
Yards (min. ft.)					
Street yard (min)	0 ⁽¹⁾	25	0 ⁽¹⁾	25 ⁽¹⁾	35
Street yard (max)	10	30	10	None	None
Side yard (interior)	0	10	0	15	20
Side yard (street)	10	10	10	25	15
Rear yard	10 ⁽²⁾	20	10 ⁽²⁾	10 ⁽²⁾	40
Building separation	20	--	20	20	20
Bulk (max.)					
Height	50	35	50	50	45
Building coverage (%)	70	50	70	50	50
Impervious surface (%)	--	75	--	75	75

⁽¹⁾ Minimum distance from the street must allow for 10 foot sidewalk.

⁽²⁾ Rear setbacks for structures adjacent to alley may be reduced (See Section 2.3.8.7)

Nonresidential Development in Residential Districts

	AR	AFT	ER	LDR	MDR	HDR
Lot (min.)						
Lot area (sq. ft. or acres)	5 acres	4 acres	2 acre	9,000	6,000	6,000
Lot width (ft.)	330	150-200	120	60	60	60
Yards (min. ft.)						
Street yard	40	35	30	25	20	20
Side yard (interior)	30	35	20	10	10	10
Side yard, interior (total)	N/A	N/A	N/A	N/A	N/A	N/A
Side yard (street)	20	35	20	20	20	20
Rear yard	25	25	20	20	20	20
Bulk (max.)						
Height (ft.)	35	35	35	35	35	35
Building coverage (%)	10	10	15	35	40	45
Impervious surface (%)	15	15	20	45	50	60