

TABLE 1-1: Existing Development Regulations: R-3, R-4, R-S and M-U & CONDO GUIDELINES							
STANDARD	R-3	R-4	R-S-D20	R-S-DV	R-S-D15	R-S-D3	M-U
<b>Lot Dimensions</b>							
Site area	Min. 5,000 sf	Min. 6,000 sf	Min. 5,000 sf	Min. 5,000 or 20,000	Min. 5,000 sf	Min. 5,000 sf	Min. 5,000 sf
Lot width	Min. 50'	Min. 60'	Min. 50'	Min. 50' or 100'	Min. 50'	Min. 50'	Min. 50'
Lot width, corner	Min. 60'	Min. 70'	Min. 60'	Min. 60'	Min. 60'	Min. 60'	Min. 60'
Height	Max. 25'	Max. 45'; Max. 75' if lot coverage < 30%	Max. 25'	Max. 25'	Max. 25'	Max. 25'	Max. 35'
Stories	Max. 2 stories		Max. 2 stories	Max. 2 stories	Max. 2 stories	Max. 2 stories	
<b>Density</b>							
Density	2,000 sf of building site per dwelling unit (22 du/ac)	1,250 sf of building site per dwelling unit (35 du/ac)	2,000 sf of building site per dwelling unit (22 du/ac)	2,000 sf of building site per dwelling unit (22 du/ac) if Min. lot width 100' and Min. Lot area 20,000 sf; if min requirements not met, 3,500 sf of building site per dwelling unit (12.5 du/ac)	1,500 sf of building site per dwelling unit (29 du/ac)	As specified in amendment creating district; in no case less than 1,500 sf of building site per dwelling unit (29 du/ac)	3,500 sf of building site per dwelling unit (12.5 du/ac)
Density Exceptions		1,200 (37 du/ac) if lot coverage 35%, 600 sf usable open space/unit					
		1,100 (40 du/ac) if lot coverage 30%, 500 sf usable open space/unit					
		1,000 (43 du/ac) if lot coverage 20%, 400 sf usable open space/unit					
<b>FAR (Condo Guideline)</b>			Max. 1:3 (0.33)	Max. 1:3 (0.33)	Max. 1:3 (0.33)	Max. 1:3 (0.33)	
<b>Lot Coverage</b>		Max. 40%					
<b>Setbacks</b>							
Front	Min. 20'	Min. 20'	Min. 20'	Min. 20'	Min. 20'	Min. 20'	0'; 20' when abutting R district
Side	Min. 6' for interior side yard, Not less than 5' plus one foot for each full 10' by which the median lot width exceeds 50', up to a max of 10'	Not less than 10' plus 1' for each full 10' by which the median lot width exceeds 50', up to a max of 30'	Min. 10'	Min. 10'	Min. 10'	Min. 10'	0'; equal R District when abutting R district
Additional Side Yard Reqs	Min 15' for at least one side yard if 4-family dwelling, Min 20' if living room entrance opens into side yard						
	No dwelling shall be located in the rear of another dwelling on the same building site unless one side yard is at least fifteen (15) feet wide, except in the case of a dwelling group arranged around three sides, or on two opposite sides of an open unoccupied space other than a side yard, having a width not less than twenty-five (25) feet and extending to the front lot line;						
Street Side	Min. 10'						10' if abutting R District
Rear	Min. 20'	Min 20', plus 3' for every full 10' by which bldg height exceeds 35'	Min. 20'	Min. 20'	Min. 20'	Min. 20'	0'; 20' when abutting R district; 45 degree plan measured from common property line
Setback from access driveway	Min. 10'		Min. 10'	Min. 10'	Min. 10'	Min. 10'	Min. 4'
Distance between main buildings	Min. 20'	20' plus 3' for every 10' either bldg exceeds 35' in height	Min. 20'	Min. 20'	Min. 20'	Min. 20'	
Distance between walls at entry areas and parking/driveways			Min. 12' (Condo Guideline)	Min. 12' (Condo Guideline)	Min. 12' (Condo Guideline)	Min. 12' (Condo Guideline)	
<b>Open Space</b>							
Useable open space		600 sf/unit	600 sf/unit	600 sf/unit	600 sf/unit	600 sf/unit	200 sf/unit
Useable open space exceptions		500 sf/du if lot coverage 30%, density 1,100 sf/unit					
		400 sf/du if lot coverage 20%, 1,000 sf/unit					
Private Open Space for units on ground floor (Condo Guideline)			300 sf/unit	300 sf/unit	300 sf/unit	300 sf/unit	
Min. Dimension for private open space units on the ground floor (Condo Guideline)			15'	15'	15'	15'	
Private Open space - units not on ground floor (Condo Guideline)			Adequate balconies; Min dimension 8'	Adequate balconies; Min dimension 8'	Adequate balconies; Min dimension 8'	Adequate balconies; Min dimension 8'	
Play Areas (Condo Guideline)			40 sf/child	40 sf/child	40 sf/child	40 sf/child	
<b>Parking</b>							
Unit parking	2 per unit	2 per unit	2 per unit; 1 covered (condo)	2 per unit; 1 covered (condo)	2 per unit; 1 covered (condo)	2 per unit; 1 covered (condo)	
Guest parking (Condo Guideline)			0.5/unit for units <1,000 sf; 1.0/unit for units >1,000 sf	0.5/unit for units <1,000 sf; 1.0/unit for units >1,000 sf	0.5/unit for units <1,000 sf; 1.0/unit for units >1,000 sf	0.5/unit for units <1,000 sf; 1.0/unit for units >1,000 sf	