

SEC. 51-4.410 SCHEDULE OF YARD, LOT, AND SPACE REGULATIONS

TYPE OF REGULATION		SINGLE-FAMILY										MULTIPLE-FAMILY					OFFICE						COMMERCIAL					CENTRAL AREA		INDUSTRIAL				
		A	R-1ac	R-1/2ac	R-16	R-13	R-10	R-7.5	R-5	D	TH(1-4)	MF-1	MF-2	MF-3	MF-4	MH	0-1	0-2	NO	MO	LO	GO	NS	SC	GR	LC	HC	CA-1	CA-2	I-1	I-2	I-3		
<b>4.401</b>	<b>MINIMUM FRONT YARD (in feet)</b>	RESIDENTIAL DISTRICTS															NON-RESIDENTIAL DISTRICTS															<b>4.401</b>		
(1)	For all uses	50	40	40	35	30	30	25	20	25	Ø	15	15	15	Ø	20	25	25	25	25	20	20	25	30	25	25	Ø	Ø	Ø	25	Ø	Ø	(1)	
(2)	Reserved																																(2)	
(3)	Reserved																																(3)	
<b>4.402</b>	<b>MINIMUM SIDE YARD (in feet)</b>																																<b>4.402</b>	
(1)	Single-family structures	20	10	10	10	8	6	5	5	5	Ø	Ø	Ø	Ø	Ø		Ø	Ø					Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø			(1)	
(2)	Duplex structures									5	5	5	5	5		5	5						5	5	5	5	5	5	5			(2)		
(3)	Multiple-family structures 36 feet or less in height											10	10	10	10		10	10					10	10	10	10	10	10	10	10			(3)	
(4)	Multiple-family structures over 36 feet in height													10	10		10							10	10	10	10	Ø	Ø	10			(4)	
(5)	Other permitted structures	20	20	20	15	15	10	10	10	10	10	10	10	10	10	10	10	10	5	5	5	5	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	10	Ø	Ø	(5)
(6)	Reserved																																(6)	
(7)	Reserved																																(7)	
<b>4.403</b>	<b>MINIMUM REAR YARD (in feet)</b>																																<b>4.403</b>	
(1)	Single-family structures	50	10	10	10	8	6	5	5	5	Ø	Ø	Ø	Ø	Ø		Ø	Ø					Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø			(1)	
(2)	Duplex structures									10	10	10	10	10		10	10						10	10	10	10	10	10	10			(2)		
(3)	Multiple-family structures 36 feet or less in height											15	15	15	15		15	15					15	15	15	15	15	15	15	15	15		(3)	
(4)	Multiple-family structures over 36 feet in height													25	Ø		25							25	25	25	25	Ø	Ø	25	25		(4)	
(5)	Other permitted structures	10	20	20	20	15	15	15	10	10	10	15	15	25	Ø	10	10	10	5	5	5	5	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	(5)	
(6)	Reserved																																(6)	
(7)	Reserved																																(7)	

Note: The symbol Ø means zero or none.

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TYPE OF REGULATION

A	SINGLE-FAMILY								D	TH(1-4)	MULTIPLE-FAMILY					OFFICE				COMMERCIAL					CENTRAL AREA		INDUSTRIAL					
	R-1ac	R-1/2ac	R-16	R-13	R-10	R-7.5	R-5	MF-1			MF-2	MF-3	MF-4	MH	0-1	0-2	NO	MO	LO	GO	NS	SC	GR	LC	HC	CA-1	CA-2	I-1	I-2	I-3		
4.404	RESIDENTIAL DISTRICTS														NON-RESIDENTIAL DISTRICTS														4.404			
(1)	Single-family structures	3 AC.	1 AC	1/2 AC	16000	13000	10000	7500	5000	6000	2000	3000	1000	1000	1000					1000	1000	1000	1000	1000	∅	1000						(1)
(2)	Duplex structures								3000	3000	3000	3000	2500	2500					3000	3000	3000	3000	2500	∅	2500							(2)
(3)	Multiple-family structures:																															(3)
(3)(A)	No separate bedroom											1000	800	100	50				∅	1000	100	100	100	100	∅	50	100	100			(3)(A)	
(3)(B)	One bedroom											1400	1000	125	65				∅	1400	125	125	125	125	∅	65	125	125			(3)(B)	
(3)(C)	Two bedrooms											1800	1200	150	75				∅	1800	150	150	150	150	∅	75	150	150			(3)(C)	
(3)(D)	More than two bedrooms (add this amount for each bedroom over two)											200	150	25	10				∅	200	25	25	25	25	∅	10	25	25			(3)(D)	
(4)	Reserved																														(4)	
(5)	Reserved																														(5)	

4.405	MINIMUM LOT WIDTH FOR RESIDENTIAL USE (in feet)																															4.405
(1)	Single-family structure	200	125	110	100	85	70	55	50	60	10	25	18	18	18				18	18	18	18	18								(1)	
(2)	Duplex structure								60	50	50	50	50	50				50	50	50	50	50									(2)	
(3)	Multiple-family structures 36 feet or less in height											60	50	50	50			60	60	50	50	50							60	60	(3)	
(4)	Multiple-family structures over 36 feet in height													100	100					100	100	100	100					100	100	(4)		
(5)	Reserved																													(5)		
(6)	Reserved																													(6)		

4.406	MINIMUM LOT DEPTH FOR RESIDENTIAL USE (in feet)																														4.406
(1)	Residential uses	200	130	130	130	100	100	100	100	∅	∅	∅	100	100	80	100	100												100	100	(1)
(2)	Reserved																													(2)	
(3)	Reserved																													(3)	

Note: The symbol ∅ means zero or none.

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		A	R-1ac	R-1/2ac	R-16	R-13	R-10	R-7.5	R-5	D	TH(1-4)	MF-1	MF-2	MF-3	MF-4	MH	0-1	0-2	NO	MO	LO	GO	NS	SC	GR	LC	HC	CA-1	CA-2	I-1	I-2	I-3
4.407	MAXIMUM LOT COVERAGE (percent)	RESIDENTIAL DISTRICTS														NON-RESIDENTIAL DISTRICTS														4.407		
(1)	Residential structures	10	40	40	40	45	45	45	60	60	60	60	60	100	20	60	60					60	60	60	60	60	100	100	60	60		(1)
(2)	Nonresidential structures	25	25	25	25	25	25	25	25	25	25	50	50	100	25	40	40	40	65	65	65	40	40	40	40	100	100	100	100	100	100	(2)
(3)	Reserved																														(3)	
(4)	Reserved																														(4)	

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4.408	MAXIMUM BUILDING HEIGHT (in feet)	RESIDENTIAL DISTRICTS															NON-RESIDENTIAL DISTRICTS															4.408
(1)	Maximum height of structure	24	36	36	30	30	30	30	36	36	36	36	ANY LEGAL HEIGHT	24	24	240						24	240	120	240	240	ANY LEGAL HEIGHT			(1)		
(2)	Reserved																														(2)	
(3)	Reserved																														(3)	
4.409	MAXIMUM FLOOR AREA RATIO																														4.409	
(1)	Ratio of total floor area to lot area	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	4:1	10:1	Ø	Ø	4:1					Ø	1:1	2:1	4:1	4:1	20:1	20:1	4:1	⊛	2:1	(1)
(2)	Reserved																														(2)	
(3)	Reserved																														(3)	

Note: The symbol Ø means zero or none.  
 The symbol ⊛ means 4:1 by right; 10:1 by SUP. In an I-2 district, a specific use permit is required to authorize a floor area ratio greater than 4:1.