

§ 14-205. Charts.⁷¹

Denotes use not permitted, building type not permitted or zoning requirements not applicable

DISTRICT	R-1	R-1A	R-2	R-3	R-4
PERMITTED USES					
SINGLE FAMILY	Y	Y	Y	Y	Y
DUPLEX / TWO FAMILY					
MULTI-FAMILY					
RESIDENTIAL RELATED USES				Y	Y
NON-RESIDENTIAL USES				Y	Y
OTHER PERMITTED USES	Y	Y	Y		
PERMITTED BUILDING TYPE					
DETACHED	Y	Y	Y	Y	Y
SEMI-DETACHED				Y	Y
ATTACHED					
MULTIPLE BUILDINGS / LOT					
ZONING REQUIREMENTS					
MINIMUM LOT WIDTH (FT.)	75	65	50	50	35
MINIMUM LOT AREA (SQ. FT.)	10,000	7,800	5,000	5,000	3,150
MINIMUM OPEN AREA (%) OF LOT	65	65	70	70	60
SET-BACK LINE / FRONT YARD MINIMUM DEPTH (FT.)	35	35	25	25	15
SIDE YARD MINIMUM WIDTH:					
Detached single family dwelling (ft.) ⁷²	2 @ 15	2 @ 10	2 at 25 total, each not <10	2 at 25 total, each not <10	2 @ 8
Detached single family dwelling – corner lot (ft.) ⁷³	15	10	7	7	6
Semi-detached single family dwelling (ft.)				25	16
Attached single family dwelling (ft.)					
Detached duplex dwelling (ft.)					
Detached duplex dwelling – corner lot (ft.)					
Semi-detached duplex dwelling (ft.)					
Attached duplex dwelling (ft.)					
Multiple dwelling (ft.)					
Building other than dwellings (ft.)			2 @ 15	2 @ 15	2 @ 10
Building other than dwelling, corner lot (ft.)			15	15	10
REAR YARD MINIMUM DEPTH (FT.)	30	30	25	25	20
REAR YARD MINIMUM AREA (SQ. FT.)					
BUILDING HEIGHT LIMIT – DWELLING (FT.)	35	35	35	35	35
BUILDING HEIGHT LIMIT – NON-DWELLING (FT.)	35	35	35	35 + add'l height ¹	35 + add'l height ¹
MAXIMUM NO. OF STORIES – DWELLING	3	3	3	3	3
OFF-STREET PARKING	See Chapter 14-1400 of this Title.				

⁷¹ Added, Bill No. 030483 (approved November 13, 2003); amended, Bill No. 040666 (became law October 14, 2004); amended, Bill No. 050230-A (approved June 29, 2005). Enrolled bill did not include a caption for this Section; caption added by Code editor.

⁷² Amended, Bill No. 040521 (approved July 1, 2004).

⁷³ Amended, Bill No. 040521 (approved July 1, 2004).

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DISTRICT	R-5	R-5A	R-6	R-7	R-8
PERMITTED USES					
SINGLE FAMILY	Y	Y	Y	Y	Y
DUPLEX / TWO FAMILY		Y		Y	Y
MULTI-FAMILY					
RESIDENTIAL RELATED USES	Y	Y	Y	Y	Y
NON-RESIDENTIAL USES	Y	Y	Y	Y	Y
OTHER PERMITTED USES					
PERMITTED BUILDING TYPE					
DETACHED	Y	Y	Y	Y	Y
SEMI-DETACHED	Y	Y	Y	Y	Y
ATTACHED			Y ⁶	Y ³	Y
MULTIPLE BUILDINGS / LOT					
ZONING REQUIREMENTS					
MINIMUM LOT WIDTH (FT.)	25 ⁵	25	18; 30 end of group ⁶	18; 30 end of group	16
MINIMUM LOT AREA (SQ. FT.)	2,250 ⁵	2,250	1,620; 2,700 end of group	1,620; 2,700 end of group	1,440
MINIMUM OPEN AREA (%) OF LOT	50	50	50	50	50
SET-BACK LINE / FRONT YARD MINIMUM DEPTH (FT.)	8	8	15	15	15
SIDE YARD MINIMUM WIDTH:					
Detached single family dwelling (ft.)	2 @ 8	2 @ 8	2 @ 8	2 @ 8	2 @ 8
Detached single family dwelling – corner lot (ft.)	8	8	6	6	6
Semi-detached single family dwelling (ft.)	8 ⁵	8	8	8	8
Attached single family dwelling (ft.)			end unit: minimum avg of 12, not < 8 at any point	end unit: minimum avg of 12, not < 8 at any point	0; 8 if used
Detached duplex dwelling (ft.)		2 @ 8		2 @ 8	2 @ 8
Detached duplex dwelling – corner lot (ft.)		8		6	6
Semi-detached duplex dwelling (ft.)		8		8	8
Attached duplex dwelling (ft.)				end unit: minimum avg of 12, not < 8 at any point	0; 8 if used
Multiple dwelling (ft.)					
Building other than dwellings (ft.)	2 @ 8	2 @ 8	2 @ 8	2 @ 8	2 @ 8
Building other than dwelling, corner lot (ft.)	8	8	6	8	8
REAR YARD MINIMUM DEPTH (FT.)	sf dwelling: 15; other: 20	sf dwelling: 15; other: 20	20	sf dwelling: 20; other: 25	15
REAR YARD MINIMUM AREA (SQ. FT.)					
BUILDING HEIGHT LIMIT – DWELLING (FT.)	35	35	35	35	35
BUILDING HEIGHT LIMIT – NON-DWELLING (FT.)	35 + add'l height ¹	35 + add'l height ¹	35 + add'l height ¹	35 + add'l height ¹	35 + add'l height ¹
MAXIMUM NO. OF STORIES – DWELLING	3	3	3	3	3
OFF-STREET PARKING	See Chapter 14-1400 of this Title.				

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DISTRICT	R-9	R-9A	R-10	R-10A	R-10B
PERMITTED USES					
SINGLE FAMILY	Y	Y	Y	Y	Y
DUPLEX / TWO FAMILY	Y		Y		Y
MULTI-FAMILY	Y		Y		
RESIDENTIAL RELATED USES	Y	Y	Y	Y	
NON-RESIDENTIAL USES	Y	Y	Y	Y	
OTHER PERMITTED USES					Y
PERMITTED BUILDING TYPE					
DETACHED	Y	Y	Y	Y	Y
SEMI-DETACHED	Y	Y	Y	Y	Y
ATTACHED	Y	Y	Y	Y	Y
MULTIPLE BUILDINGS / LOT					Y
ZONING REQUIREMENTS					
MINIMUM LOT WIDTH (FT.)	16	16	16	16	16
MINIMUM LOT AREA (SQ. FT.)	1,440	1,440	1,440	1,440	1,440
MINIMUM OPEN AREA (%) OF LOT	30; 20 on corner lot	30; 20 on corner lot	30; 20 on corner lot	30; 20 on corner lot	1 sty bldg: 20 2 or more stories: 1st floor 0, above 1st floor 20 and see §14-206(1)&(2)
SET-BACK LINE / FRONT YARD MINIMUM DEPTH (FT.)	8	8			
SIDE YARD MINIMUM WIDTH:					
Detached single family dwelling (ft.)	2 @ 5	2 @ 5	2 @ 5	2 @ 5	2 @ 5
Detached single family dwelling – corner lot (ft.)	5	5	5	5	5
Semi-detached single family dwelling (ft.)	5	5	5	5	5
Attached single family dwelling (ft.)	0; 5 if used	0; 5 if used	0; 5 if used	0; 5 if used	0; 5 if used
Detached duplex dwelling (ft.)	2 @ 5		2 @ 5		2 @ 5
Detached duplex dwelling – corner lot (ft.)	5		5		5
Semi-detached duplex dwelling (ft.)	5		5		5
Attached duplex dwelling (ft.)	0; 5 if used		0; 5 if used		0; 5 if used
Multiple dwelling (ft.)	0; 8 if used		0; 8 if used		
Building other than dwellings (ft.)	2 @ 8	2 @ 8	2 @ 8	2 @ 8	
Building other than dwelling, corner lot (ft.)	8	8	8	8	
REAR YARD MINIMUM DEPTH (FT.)	9	9	9	9	0; 5 if used
REAR YARD MINIMUM AREA (SQ. FT.)	144 for the 1st family + 100 per add'l family	144	144 for the 1st family + 100 per add'l family	144	
BUILDING HEIGHT LIMIT – DWELLING (FT.)	35	35	35	35	50
BUILDING HEIGHT LIMIT – NON-DWELLING (FT.)	35 + add'l height ¹	35 + add'l height ¹	35 + add'l height ¹	35 + add'l height ¹	
MAXIMUM NO. OF STORIES – DWELLING	3	3	3	3	5
OFF-STREET PARKING	See Chapter 14-1400 of this Title.				1 space per unit ⁴

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DISTRICT	R-11	R-11A	R-12	R-13	R-14
PERMITTED USES					
SINGLE FAMILY	Y	Y	Y	Y	Y
DUPLEX / TWO FAMILY / MULTI-FAMILY	Y	Y	Y	Y	Y
RESIDENTIAL RELATED USES					Y
NON-RESIDENTIAL USES					Y
OTHER PERMITTED USES	Y	Y	Y	Y	
HOTEL					
COMMERCIAL / OFFICES / SIGNS					
PERMITTED BUILDING TYPE					
DETACHED / SEMI-DETACHED	Y	Y	Y	Y	Y
ATTACHED	Y	Y	Y	Y	
MULTIPLE BUILDINGS / LOT	Y	Y	Y	Y	
ZONING REQUIREMENTS					
MINIMUM LOT WIDTH (FT.)	50	50	50	50	50
MINIMUM LOT AREA (SQ. FT.)	15,000	15,000	15,000	15,000	10,000
GROSS FLOOR AREA (Maximum permitted) – % of area of the lot	30	50	70	150	150 + AFA as per § 14-208(3)
MINIMUM OPEN AREA OF LOT (%)				50	50
SET-BACK LINE / FRONT YARD MINIMUM DEPTH (FT.)					20 and see § 14-208(1)
SPACING / DISTANCE FROM LOT LINES TO STRUCTURES	See § 14-207(1) and (2)	See § 14-207(1) and (2)	See § 14-207(1) and (2)	See § 14-207(1) and (2)	
SIDE YARD MINIMUM WIDTH:					
Detached single family dwelling (ft.)					2 @ 8 and see § 14-208(1)
Detached single family dwelling corner lot (ft.)					6 and see § 14-208(1)
Detached duplex dwelling (ft.)					2 @ 8 and see § 14-208(1)
Detached duplex dwelling corner lot (ft.)					8 and see § 14-208(1)
Detached multiple dwelling (ft.)					2 @ 8 and see § 14-208(1)
Detached multiple dwelling – corner lot (ft.)					8 and see § 14-208(1)
Semi-detached single family dwelling (ft.)					10 and see § 14-208(1)
Semi-detached duplex (ft.)					10 and see § 14-208(1)
Semi-detached multiple dwelling (ft.)					16 and see § 14-208(1)
Attached dwellings – end of group (ft.)					
Building other than dwelling (ft.)					2 @ 8 and see § 14-208(1)
Building other than dwelling – corner lot (ft.)					8 and see § 14-208(1)
REAR YARD MINIMUM DEPTH (FT.)					20
COURTS	See § 14-207(3)	See § 14-207(3)	See § 14-207(3)	See § 14-207(3)	See § 14-208(2)
BUILDING HEIGHT LIMIT (FT.)	No limit	No limit	No limit	No limit	No limit
MAXIMUM NUMBER OF STORIES – DWELLING	No limit	No limit	No limit	No limit	No limit
OFF-STREET PARKING	See Chapter 14-1400 of this Title.				
OFF-STREET LOADING – COMM. USE / HOTEL					

Denotes use not permitted, building type not permitted or zoning requirements not applicable

DISTRICT	R-15	R-16	R-18	R-19	R-20
PERMITTED USES					
SINGLE FAMILY	Y	Y	Y	Y	Y
DUPLEX / TWO FAMILY / MULTI-FAMILY	Y	Y	Y, see § 14-209(3)	Y, see § 14-209(3)	
RESIDENTIAL RELATED USES		Y	Y	Y	Y
NON-RESIDENTIAL USES	Y	Y	Y	Y	Y
OTHER PERMITTED USES	Y				
HOTEL		Y			
COMMERCIAL/OFFICES/SIGNS					
PERMITTED BUILDING TYPE					
DETACHED / SEMI-DETACHED	Y	Y	Y	Y	Y
ATTACHED	Y	Y	Y ³	Y	Y
MULTIPLE BUILDINGS / LOT		Y			Y
ZONING REQUIREMENTS					
MINIMUM LOT WIDTH (FT.)	50		See § 14-209(1)(a)	See § 14-209(1)(b)	12
MINIMUM LOT AREA (SQ. FT.)	5,000		See § 14-209(1)(a)	See § 14-209(1)(b)	gfa "divided by" far
GROSS FLOOR AREA (Maximum permitted) – % of area of the lot	350 + AFA as per § 14-208 (3)	500 + AFA as per Ch. 14-1300		bldgs other than sfd or dup: 150	1 sty: 80; 2 sty: 133; 3 sty: 177
MINIMUM OPEN AREA OF LOT (%)	30; corner lots: 20	bldg 6 sty or more: 0 bldgs 5 sty or less: int. lots: 20; corner lots: 10	sfd: 50; duplex: 60; other: 65	50	25% of the total gfa permitted and see § 14-210(1)
SET-BACK LINE / FRONT YARD MINIMUM DEPTH (FT.)	See § 14-208 (1)	See § 14-208 (1)	15	15	0, but see § 14-210(2)
SPACING / DISTANCE FROM LOT LINES TO STRUCTURES					
SIDE YARD MINIMUM WIDTH:					
Detached single family dwelling (ft.)	2 @ 5 and see § 14-208(1)	See § 14-208(1)	2 @ 8	2 @ 5	2 @ 5, but see § 14-210(2)
Detached single family dwelling corner lot (ft.)	5 and see § 14-208(1)	See § 14-208(1)	6	5	5, but see § 14-210(2)
Detached duplex dwelling (ft.)	2 @ 5 and see § 14-208(1)	See § 14-208(1)	2 @ 8	2 @ 5	
Detached duplex dwelling corner lot (ft.)	5 and see § 14-208(1)	See § 14-208(1)	6	5	
Detached multiple dwelling (ft.)	2 @ 5 and see § 14-208(1)	See § 14-208(1)	2 @ 12	2 @ 8	
Detached multiple dwelling – corner lot (ft.)	5 and see § 14-208(1)	See § 14-208(1)	8	8	
Semi-detached single family dwelling (ft.)	5 and see § 14-208(1)	See § 14-208(1)	8	5	5, but see § 14-210(2)
Semi-detached duplex (ft.)	5 and see § 14-208(1)	See § 14-208(1)	8	5	
Semi-detached multiple dwelling (ft.)	5 and see § 14-208(1)	See § 14-208(1)	12	8	
Attached dwellings – end of group (ft.)	5 if used and see § 14-208(1)	See § 14-208(1)	Minimum avg of 12, not < 8 at any point	sfd & dup: 5; others: 8	5, but see § 14-210(2)
Building other than dwelling (ft.)	5 if used and see § 14-208(1)	See § 14-208(1)	2 @ 12	0; 8 if used	5, but see § 14-210(2)
Building other than dwelling – corner lot (ft.)	5 if used and see § 14-208(1)	See § 14-208(1)	12	8	5, but see § 14-210(2)
REAR YARD MINIMUM DEPTH (FT.)	15 if used and see § 14-208(1)	See § 14-208(1)	sfd & dup: 20; others: 25	sfd & dup: 20; others: 30	5, but see § 14-210(2)
COURTS	See § 14-208(2)	See § 14-208(2)	See § 14-209(2)	See § 14-209(2)	See § 14-210(2)
BUILDING HEIGHT LIMIT (FT.)	No limit	No limit	35 + add'l height ¹	sfd & dup: 35; multiple dwel.: 50; others: 35 + add'l height ¹	35 + add'l height ¹
MAXIMUM NUMBER OF STORIES – DWELLING	No limit	No limit	3	sfd & dup: 3; multiple dwel.: 5	3
OFF-STREET PARKING	See Chapter 14-1400 of this Title.				
OFF-STREET LOADING – COMM. USE / HOTEL		See § 14-1405(1)			

Denotes use not permitted, building type not permitted or zoning requirements not applicable

DISTRICT	RC-1	RC-2	RC-3	RC-4*	RC-6*
PERMITTED USES					
SINGLE FAMILY	Y	Y	Y	Y	Y
DUPLEX / TWO FAMILY / MULTI-FAMILY	Y	Y	Y	Y	Y
RESIDENTIAL RELATED USES		Y	Y	Y	
NON-RESIDENTIAL USES		Y	Y	Y	
OTHER PERMITTED USES					
HOTEL	Y	Y	Y	Y	
COMMERCIAL / OFFICES / SIGNS	Y, see § 14-211(1)	Y, see § 14-212(1)	Y, see § 14-213(1)	Y, see § 14-214(2) and (3)	Y*
PERMITTED BUILDING TYPE					
DETACHED / SEMI-DETACHED	Y	Y	Y	Y	Y
ATTACHED	Y		Y	Y	Y
MULTIPLE BUILDINGS/LOT	Y		Y	Y	Y
ZONING REQUIREMENTS					
MINIMUM LOT WIDTH (FT.)		50			0; 50 street frontage
MINIMUM LOT AREA (SQ. FT.)	15,000	10,000			
GROSS FLOOR AREA (Maximum permitted) – % of area of the lot	135	150 + AFA as per § 14-212(3)	350 + AFA as per Ch. 14-1300	500 and see § 14-214(9) (10) and (11)	150, exclusive of streets
MINIMUM OPEN AREA OF LOT (%)	20	50	bldgs 5 sty or less: 20 on int. lots; 10 on corner lots	dwelling 5 sty or less: 10; others see § 14-214(4)	See § 14-215 (4)(d)
SET-BACK LINE / FRONT YARD MINIMUM DEPTH (FT.)		20	See § 14-213(2)	See § 14-214(4) (5) and (6)	
SPACING / DISTANCE FROM LOT LINES TO STRUCTURES	See § 14-211(2)	See § 14-212(2)	See § 14-213(2)	See § 14-214(4) (5) and (6)	
SIDE YARD MINIMUM WIDTH:					
Detached single family dwelling (ft.)	See § 14-211(2)	2 @ 8	See § 14-213(2)	See § 14-214(4) (5) and (6)	
Detached single family dwelling corner lot (ft.)	See § 14-211(2)	6	See § 14-213(2)	See § 14-214(4) (5) and (6)	
Detached duplex dwelling (ft.)	See § 14-211(2)	2 @ 8	See § 14-213(2)	See § 14-214(4) (5) and (6)	
Detached duplex dwelling corner lot (ft.)	See § 14-211(2)	6	See § 14-213(2)	See § 14-214(4) (5) and (6)	
Detached multiple dwelling (ft.)	See § 14-211(2)	2 @ 8	See § 14-213(2)	See § 14-214	
Detached multiple dwelling – corner lot (ft.)	See § 14-211(2)	8	See § 14-213(2)	See § 14-214(4) (5) and (6)	
Semi-detached single family dwelling (ft.)	See § 14-211(2)	10	See § 14-213(2)	See § 14-214(4) (5) and (6)	
Semi-detached duplex (ft.)	See § 14-211(2)	10	See § 14-213(2)	See § 14-214(4) (5) and (6)	
Semi-detached multiple dwelling (ft.)	See § 14-211(2)	16	See § 14-213(2)	See § 14-214(4) (5) and (6)	
Attached dwellings – end of group (ft.)	See § 14-211(2)		See § 14-213(2)	See § 14-214(4) (5) and (6)	
Building other than dwelling (ft.)	See § 14-211(2)	2 @ 8	See § 14-213(2)	See § 14-214(4) (5) and (6)	
Building other than dwelling – corner lot (ft.)	See § 14-211(2)	8	See § 14-213(2)	See § 14-214(4) (5) and (6)	
REAR YARD MINIMUM DEPTH (FT.)	See § 14-211(2)	20	See § 14-213(2)	See § 14-214(4) (5) and (6)	
COURTS	See § 14-211(2)	See § 14-212(2)	See § 14-213(2)	See § 14-214(4)	
BUILDING HEIGHT LIMIT (FT.)	No limit	No limit	No limit	See § 14-214(7)	No limit
MAXIMUM NUMBER OF STORIES – DWELLING	No limit	No limit	No limit	No limit	No limit
OFF-STREET PARKING	See § 14-211(3)	See § 14-212 (4)	See § 14-213(3)	See § 14-214(13)	See § 14-215(5)
OFF-STREET LOADING – COMM. USE / HOTEL	See § 14-211(4)	See § 14-212(5)	See § 14-213(4)	See § 14-214(14)	See § 14-215(6)

* For additional provisions not covered in this chart see § 14-214 for “RC-4” and § 14-215 for “RC-6”.