



Planning & Building Services Division

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Residential Zoning Requirements Chart

| | R-6 | R-6 | R-10 | R-15 | R-20 | R-40 | R-65 | R-100 | D-1 | MRA | LR-5 (LR-10) |
|-------------------------|--------------------------------------|---------------------------------|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|-----------------------------|-----------------------------|---------------------------|
| Land Use | Single Family Residential (existing) | Single Family Residential (new) | Single Family Residential | Single Family Residential | Single Family Residential | Single Family Residential | Single Family Residential | Single Family Residential | Multiple Family Residential | Multiple Family Residential | Single Family Residential |
| Applicable Sections | §6-701 | §6-715 | §6-721 | §6-761 | §6-781 | §6-7101 | §6-7121 | §6-7141 | §6-801 | §6-821 | §6-7161 |
| Minimum Lot Area | 6,000 sq. ft. | 10,000 sq. ft. | 10,000 sq. ft. | 15,000 sq. ft. | 20,000 sq. ft. | 40,000 sq. ft. | 65,000 sq. ft. | 100,000 sq. ft. | 10,000 sq. ft. | 10,000 sq. ft. | 5 acres (10 acres) |
| Average Lot Width | 60' | 80' | 80' | 100' | 120' | 140' | 140' | 200' | 80' | 80' | 200' |
| Minimum Lot Depth | 90' | 90' | 90' | 100' | 120' | 140' | 140' | 200' | 90' | 90' | 200' |
| Maximum Building Height | 2 ½ stories (35') | 2 ½ stories (35') | 2 ½ stories (35') | 2 ½ stories (35') | 2 ½ stories (35') | 2 ½ stories (35') | 2 ½ stories (35') | 2 ½ stories (35') | 1 ½ stories (25') | 25'-35' | 2 ½ stories (30') |
| Minimum Side Yards | 5' (15' aggregate) | 10' (20' aggregate) | 10' (20' aggregate) | 10' (25' aggregate) | 15' (35' aggregate) | 20' (40' aggregate) | 20' (40' aggregate) | 30' (60' aggregate) | 10' | 10'-20' | 50' |
| Minimum Setback | 20' | 20' | 20' | 20' | 25' | 25' | 25' | 30' | 20' | 20' | 50' |
| Secondary Setback* | 15' | 15' | 15' | 15' | 20' | 20' | 20' | 25' | 15' | 20' | 50' |
| Minimum Rear Yard | 15' | 15' | 15' | 15' | 15' | 15' | 15' | 30' | 15' | 15' | 50' |

* Applicable to corner lots.

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