

Table 2B. Table of Dimensional Standards, Nonresidential Districts

Nonresidential	R-P	C-1A	C-1	C-2	C-3	C-P	M-1	M-2	I-1
Minimum lot area (sq. ft.)									
Non-residential	7,000	6,000	5,000	5,000	4,000	22,500	10,000	10,000	20,000
Single-family residential	5,000	5,000	5,000	-	5,000	-	-	-	-
Two-family residential	10,000	10,000	10,000	-	10,000	-	-	-	-
Multi-family residential	7,000	7,000	7,000	-	7,000	12,500	-	-	-
Townhome	1,800	1,800	1,800	-	1,800	-	-	-	-
Minimum lot width 1									
Non-residential	70	60	50	50	30	150	100	100	100
Single-family residential	See R-1B	See R-1B	See R-1B	-	See R-1B	-	-	-	-
Two-family residential	100	100	100	-	100	-	-	-	-
Multi-family residential	70	85	85	-	30	120	-	-	-
Townhome	18	18	18	-	18	-	-	-	-
Minimum lot depth (ft.)									
Non-residential	100	100	100	100	100	150	100	100	150
Single-family residential	80	80	80	-	80	-	-	-	-
Two-family residential	100	100	100	-	100	-	-	-	-
Multi-family residential	100	100	100	-	100	100	-	-	-
Townhome	80	80	80	-	80	-	-	-	-
Maximum lot coverage (%)									
Non-residential	40	50	50	50	100	40	50	50	n/a
Single-, two, and multi-family residential	40	50	50	-	100	40	-	-	-
Townhome	60	60	60	-	60	60	-	-	-
Minimum building area (sq. ft.)	300	300	300	300	300	300	300 3	300 3	
Minimum living area (sq. ft.)									
Single-family residential	1,000	1,000	1,000	-	1,000	-	-	-	-
Two-family residential	900	900	900	-	900	-	-	-	-
Multi-family residential	See R-P in table 2A	See R-2	See R-2	-	See R-3	See R-3	-	-	-
Townhome	1,000	1,000	1,000	-	1,000	-	-	-	-

Nonresidential	R-P	C-1A	C-1	C-2	C-3	C-P	M-1	M-2	I-1
Maximum height (ft.) 4, 5	3 floors with a maximum height of 36 feet	4 floors with a maximum height of 48 feet			8 floors with a maximum height of 96 feet	4 floors with a maximum height of 48 feet			NA
Minimum setback requirements (ft.) 6			See footnote 7						25 8
Front	20	20	20	20 ft.	None	50	20	20	
Side interior lot 9	8	None	None	None	None	25	None	None	
Side corner lot	20	20	20	20 ft.	None	40	20	20	
Rear	20	20	15	20 ft.	None	30	20	20	
Rear-abutting alley	15	15	10	10 ft.	None	10 ft.	15	15	
Additional buffer 10	N	N	Y	Y	N	Y	Y	Y	Y

- 1 If calculating a mean width, the width at the street line shall not be less than 80 percent of the required lot width except for lots on the turning circles of cul-de-sac or on the outside radius of a curve; in such cases the lot width at the street line shall be no less than 25 feet.
- 2 Except for required yards.
- 3 Except where no buildings are proposed.
- 4 See article IV, section 1, exceptions and variations to height regulations.
- 5 Additional height may be allowed subject to conditional use approval and the criteria standards set forth in article IV, section 1 (Exceptions and Variations to Height).
- 6 See article IV, section 1, Exceptions and Variations to Height Regulations, for additional setbacks requirements.
- 7 Residential developments in a C-1 zone must meet the yard requirements specified for the R-2 zone.
- 8 35 feet if abutting a residential use; 50 feet if adjacent to a collector or arterial. Additional setbacks per article VI, section 2(N). Interior yards shall meet the requirements necessary for adequate police and fire protection.
- 9 If abutting a residential district that requires setbacks, use the setback required in that district along the abutting property line. For multi-story developments, see article IV, section 1, Exceptions and Variations to Height Regulations for additional setback requirements. Townhome setbacks are determined between buildings; interior townhome units do not have side setback requirements.