

**§ 123-20. Schedule of District Area and Bulk Regulations. [Amended 11-19-2009 by L.L. No. 11-2009]**

District	Minimum Lot Requirements <sup>2</sup>			Minimum Yard Requirements <sup>2</sup>			Maximum Height (feet)	Maximum Coverage (% of site area)
	Area (square feet)	Width (feet)	Depth (feet)	Front (feet)	Side (feet)	Rear (feet)		
RF-1	200,000	300	500	75	50	100	35	5%
RF-2	100,000	200	300	50	30	75	35	10%
R-40	40,000	100	150	40	20	35	35	15%
R-12, served by:								
Central S and W <sup>1</sup>	12,500	100	100	30	15	30	35	30%
Central S or W <sup>1</sup>	25,000	100	100	30	15	30	35	17.5%
No S or W <sup>1</sup>	40,000	100	150	40	20	35	35	15%

<b>District</b>	<b>Minimum Lot Requirements<sup>2</sup></b>			<b>Minimum Yard Requirements<sup>2</sup></b>			<b>Maximum Height (feet)</b>	<b>Maximum Coverage (% of site area)</b>
	<b>Area (square feet)</b>	<b>Width (feet)</b>	<b>Depth (feet)</b>	<b>Front (feet)</b>	<b>Side (feet)</b>	<b>Rear (feet)</b>		
NC <sup>3</sup>	20,000	100	100	20	20	30	35	20%
BC <sup>3</sup>	5,000	50	--	4	10	20	35	50%
GC <sup>3</sup>	40,000	150	150	40	20	50	35	20%
LI	2 acres	200	200	30	50	50	35	20%
HI	10 acres	500	500	100	100	100	50	20%
W	--	100	--	20	20	20	35	--
WR	--	100	--	20	20	20	15	--

**NOTES:**

<sup>1</sup> S = Sewer; W = Water.

<sup>2</sup> See § 123-21B, C, D, E and F for further regulations governing lot size, yards and similar requirements.

<sup>3</sup> Lot area and dimensions for residences shall be as required in the R-12 District.

<sup>4</sup> The front yard shall be the average setback of all structures within the same block front on the same side of the street.