

ARTICLE V. DENSITY, AREA AND BULK REGULATIONS, OFF-STREET PARKING

§ 123-23. Schedule of District Area and Bulk Regulations.

[Amended 11-19-2009 by L.L. No. 11-2009. Amended 8-19-21 by L.L. No. 8-2021]

Zoning Districts	Minimum Lot Requirements ²			Minimum Yard Requirements ²				
	Minimum Lot Area ¹ (square feet)	Width (feet)	Depth (feet)	Front (feet)	Side (feet)	Rear (feet)	Maximum Height (feet)	Maximum Coverage (% of site area)
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	12,500	100	100	30	15	30	35	30%
Central S or W	25,000	100	100	30	15	30	35	17.5%
No S or W	40,000	100	150	40	20	35	35	15%
RG & BC, served by Central S and W ⁴	7,500	50	--	4 Minimum 10 Maximum	<u>10</u>	<u>20</u>	<u>35</u>	65%
NC ³	20,000	100	100	20	20	30	35	20%
GC-1 ³ & GC-2 ³	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: W=Water; S=Sewer

¹ Refer to **§123-24B** to calculate the base density and maximum number of dwelling units that may be built on a parcel or the maximum number of new parcels that may be created through subdivision.

² See § 123-24E, F, G, H & I for further regulations governing lot size, yards and similar requirements.

³ Lot area and dimensions for residences shall be as required for the R-12 District.

⁴ The minimum lot size and density for parcels not served by both municipal water and sewer shall be as required for the R-12 District.