

ARTICLE III. RESIDENCE DISTRICTS: DISTRICT REGULATIONS

Section 11. RS-1 Districts: Special Single-Family.

Description and purpose. These districts exist for the protection of certain fully developed single-family areas of relatively small total size but of unique and irreplaceable value to the community as a whole. The specific purpose of these districts is to stabilize and preserve the low-density residential character of these areas to the maximum possible extent. To this end the use of land and buildings within these areas is limited primarily to single-family homes. The particular character, size and surroundings of these areas create little need for the location within their boundaries of further such non-residential uses as generally support a low-density residential area, and the location of any further such uses within these areas would undesirably limit or diminish the number of homes in them. It is hereby found and declared that these regulations are necessary for the protection of these areas and that their protection is essential to the maintenance of a balanced community of sound residential areas of diverse types.

All RS-2 Districts are subject to the general provisions for residence districts set forth in Article IV as well as to all other provisions of this ordinance.

Uses permitted. In an RS-1 District, a **building** or other **structure** may be erected, altered, arranged, designed or used, and a **lot** or **structure** may be used for any of the following purposes and no other:

(a) *Residential uses as follows.* The General Provisions for Residence Districts in Article IV shall also apply.

(1) **Single-family detached dwellings.** There shall be only one **principal building** on a lot. **Building** requirements:

- a. **Minimum lot area:** 4,000 sq. ft.
- b. **Minimum average lot width:** 50 ft., except for nonconforming lots under subsection 67(e).
- c. **Maximum building coverage:** Total coverage of **principal** and **accessory buildings** not to exceed 30% of **lot area**.
- d. **Maximum building height:** Such height shall not exceed either three **stories** or an **average height** of 35 feet.

Provided that, no point on a side or rear **building** wall shall be so located that it is closer to a **side** or **rear lot line** than one foot for each two feet that such point is above the average **finished lot grade** along such side or rear **building** wall.

e. **Minimum yards:**

Front—25 ft., except that where 75% or more of the entire street frontage (in feet) on the same side of the same street between the nearest two intersecting streets has been developed with **buildings** with **front yards** smaller than 25 feet, the required **front yard** shall be the same as the **yard** presently followed by existing **buildings** along the greatest quantity of street frontage (in feet).

Rear—25 ft.

Side—One at least eight ft. and the other at least twelve ft.; in the case of a **corner lot**, at least eight ft. for the one **side yard**.

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- f. *Minimum parking*: One **parking space** for the first bedroom, and one-half parking space for each additional bedroom, rounded to the next higher number if a fraction. All parking spaces shall be located on the same **lot and** shall conform to section 29 and the remainder of the General Provisions for Residence Districts in Article IV.
- g. *Maximum impervious surface coverage*: Total coverage of **building(s)** and paved area (parking and walkways) shall not exceed 70% of the **lot area**.
- (2) **Residential accessory buildings, structures and uses**, as regulated by paragraph (1) Section 22 above and by the General Provisions for Residence Districts.
- (3) Notwithstanding the fore going, Section 22 applies to RS-1. Conversion of an existing **building** to a greater number of **dwelling** units by variance as follows:

Supplemental statement of purpose: Preservation of the unique residential character of RS-1 District areas requires that variances for uses not allowed in these districts be granted only where absolutely necessary and only for the least possible departure from the provisions of these districts. Any other provision of this ordinance to the contrary notwithstanding, no variance shall be granted from the use regulations of these districts except for conversion of existing buildings to a greater number of dwelling units in accordance with the standards of this section. These standards are hereby found and declared to be minimum standards for stabilizing and preserving the character of RS-1 District areas and their value to the community as a whole, and any variance of the use regulations of these districts other than in accordance with these standards is hereby declared to violate the spirit of this ordinance and the general purpose and intent of these regulations.

A variance for conversion of an existing **building** to a greater number of **dwelling units** may be granted only in accordance with the following standards:

- a. It must be clearly demonstrated that continued use of the **building** with its existing number of **dwelling units** would create such hardship as would practically destroy or greatly decrease its value, provided that:
1. The evidence offered to demonstrate such hardship shall not relate to such deterioration of the **building** as would suggest its removal and reuse of the land for **single-family detached dwellings** in accordance with the provisions of these districts; and
 2. Before granting a variance for conversion of a **principal building**, the Board shall find that such hardship cannot be sufficiently mitigated by subdivision of the **lot** for one or more additional lots conforming to the standards of these districts for **single-family detached dwellings** or by conversion of an existing **accessory building** to a **single-family detached dwelling** where such subdivision or such conversion would have a lesser impact upon the surrounding area than would conversion of the **principal building** to a greater number of **dwelling units** in accordance with the standards of this paragraph (3).
- b. The **building** shall have been erected more than 30 years before conversion, and any increase of its **gross floor** area beyond 20% during the ten years immediately preceding conversion shall not be deemed to contribute to hardship under subparagraph 11(a)(3)a. or be considered in determining the maximum number of allowable **dwelling units** under subparagraph 11(a)(3)c. of this paragraph 11(a)(3).
- c. Notwithstanding the foregoing, Section 22 allows one (1) ADU in accordance with Section 22 with no impact on density requirement. Any variance granted for conversion of a **building** to a greater number of **dwelling units** shall be for the minimum number of **dwelling units** necessary to mitigate the hardship and in no case for more **dwelling units** than are allowable under the requirement that the **building** and **lot** in question contain an average of:

1,500 sq. ft. of **gross floor area**.

7,500 sq. ft. of **lot area**; and

60 ft. of **average lot width**

per **dwelling unit** after conversion. (In the case of a **corner lot**, the width of the lot for purposes of this subparagraph 11.A.3.c shall be deemed to be the average of its two street frontages.)

- d. Off-street **parking spaces** shall be provided on the same **lot** as the **building** being converted equal to the number of **dwelling units** on the **lot** after conversion.
 - e. Stairways leading to the second or any higher floor shall be located within the walls of the **building** wherever practicable, and stairways and fire escapes shall otherwise be located on the rear wall in preference to either side wall and in no case on a front wall or side wall facing a street.
 - f. Except for the provision of stairways and fire escapes in accordance with the preceding subparagraph, there shall be no major structural change in the exterior of the **building** in connection with the conversion, and after conversion the **building** shall retain substantially the appearance it had before such conversion.
- (b) *Non-residential uses as follows:* The standards in paragraph 11(a)(1) above relating to minimum **lot area**, minimum average **lot width**, **building coverage**, minimum **building height**, and minimum **yards** shall apply to non-residential **uses** except as indicated below.

Accessory uses customarily incidental to the following **uses** are permitted in connection with such **uses**.

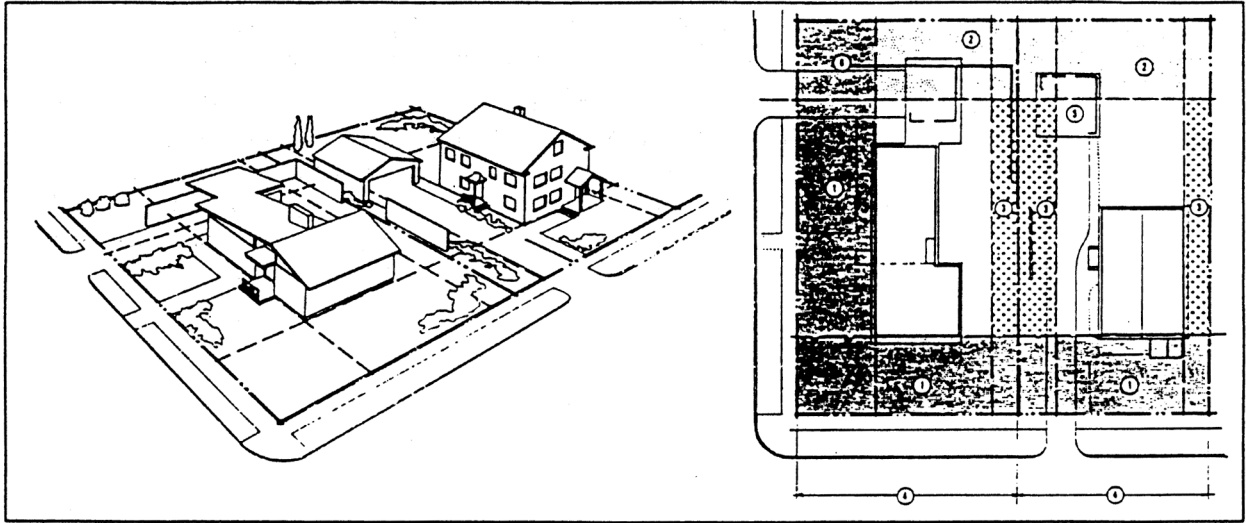
Parking spaces required by this ordinance for the following **uses** may be located (by special exception under subsection 63(d) of this ordinance) on a separate **lot** in any district in which the **principal use** is permitted, provided the standards of section 29 are met.

Section 29 relating to parking and all other pertinent sections of the general provisions for residence districts in Article IV shall apply to all such **uses**.

(1) (2) *omitted here for brevity (not a proposed text change)*

RS-1 Special Single-Family

RS-2 General Single-Family



Special & General Single-Family

- ¹ Minimum **front yard**: 25 feet.
- ² Minimum **rear yards**: 25 feet.
- ³ Minimum **side yards**: one eight and one 12 feet. In the case of **corner lots**, at least eight feet for the one side yard.) Size of side yard is also related to height of building walls (see text of each district).
- ⁴ Minimum **average lot width**: 50 feet.
- ⁵ Accessory **buildings** may extend into **side** and **rear yards** (See General Provision for Residence Districts).
- ⁶ Fences may extend into all **yards** (See General Provisions for Residence Districts).

Other Requirements:

Minimum **lot area**: 4,000 square feet.

Maximum **building coverage** (all **buildings**): 30% of lot area.

Maximum **building height**: Three stories or an **average height** of 35 feet.

Minimum parking: One **parking space** for the first bedroom, and one-half **parking space** for each additional bedroom, rounded to the next higher number if a fraction. All **parking spaces** shall be located on the same lot.

Note(s)—These pages are for illustration only. For greater detail, and for non-residential construction, refer to text of each district and to the General Provisions for Residence Districts.

Section 12. RS-2 Districts: General Single-Family.

Description and purpose. These districts exist for the protection of areas, most of them large in size, that have been and are being developed predominantly for single-family dwellings. Accordingly, the use of land and buildings within such areas is limited to single-family detached dwellings, and to such non-residential uses as generally support and harmonize with a low-density residential area. The non-residential uses permitted in RS-2 Districts, subject to adequate conditions and safeguards, are hereby found and declared to be the only appropriate such uses for such areas. It is hereby found and declared, further, that these regulations are necessary to the protection of these areas and that their protection is essential to the maintenance of a balanced community of sound residential areas of diverse types.

All RS-2 Districts are subject to the general provisions for residence districts set forth in Article IV as well as to all other provisions of this ordinance.

Uses permitted. In an RS-2 District a **building** or other **structure** may be erected, altered, arranged, designed or used, and a lot or structure may be used for any of the following purposes and no other:

(a) **Residential uses as follows.** The General Provisions for Residence Districts in Article IV shall also apply.

(1) **Single-family detached dwellings.** There shall be only one principal **structure** on a lot.

Building requirements:

- a. **Minimum lot area:** 4,000 sq. ft.
- b. **Minimum average lot width:** 50 ft., except for nonconforming **lots** under subsection 67(e).
- c. **Maximum building coverage:** Total coverage of **principal** and **accessory buildings** not to exceed 30% of lot area.
- d. **Maximum building height:** Such height shall not exceed either three **stories** or an **average height** of 35 feet.

Provided that no point on a side or rear **building** wall shall be so located that it is closer to a **side** or **rear lot line** than one foot for each two feet that such point is above the average **finished lot grade** along such side or rear **building** wall.

e. **Minimum yards:**

Front—25 ft., except that where 75 percent or more of the entire street frontage (in feet) on the same side of the same street between the nearest two intersecting streets has been developed with **buildings** with **front yards** smaller than 25 feet, the required **front yard** shall be the same as the **yard** presently followed by existing **buildings** along the greatest quantity of street frontage (in feet).

Rear—25 ft.

Side—one at least eight ft. and the other at least 12 ft.; in the case of a **corner lot**, at least eight ft. for the one **side yard**.

- f. **Minimum parking:** One **parking space** for the first bedroom, and one-half parking space for each additional bedroom, rounded to the next higher number if a fraction. All **parking spaces** shall be located on the same **lot** and shall conform to section 29 and the remainder of the General Provisions for Residence Districts in Article IV.
- g. **Maximum impervious surface coverage:** Total coverage of **building(s)** and paved area (parking and walkways) shall not exceed 70 percent of the **lot area**.

(2) **Residential accessory buildings, structures and uses,** as regulated by paragraph (1) Section 22 above and by the General Provisions for Residence Districts.

(3) Notwithstanding the foregoing, Section 22 applies to RS-2 Conversion of an existing building to a greater number of dwelling units by a variance as follows:

Any other provisions of this ordinance to the contrary notwithstanding, no variance shall be granted from the **use** regulations of these districts for conversion of an existing **building** to a greater number of **dwelling units** except in accordance with the following standards:

- a. It must be clearly demonstrated that continued **use** of the **building** with its existing number of **dwelling units** would create such hardship as would practically destroy or greatly decrease its value, provided that:

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1. The evidence offered to demonstrate such hardship shall not relate to such deterioration of the **building** as would suggest its removal and reuse of the land for **single-family detached dwellings** in accordance with the provisions of these districts; and,
 2. Before granting a variance for conversion of a **principal building**, the Board shall find that such hardship cannot be sufficiently mitigated by subdivision of the **lot** for one or more additional **lots** conforming to the standards of these districts for **single-family detached dwellings** or by conversion of an existing **accessory building** to a **single-family detached dwelling** where such subdivision or such conversion would have a lesser impact upon the surrounding area than would conversion of the **principal building** to a greater number of **dwelling units** in accordance with the standards of this paragraph (3).
 - b. The **building** shall have been erected more than 30 years before conversion, and any increase of its **gross floor area** beyond 20% during the ten years immediately preceding conversion shall not be deemed to contribute to hardship under subparagraph a of this paragraph (3).
 - c. Any variance granted for conversion of a **building** to a greater number of **dwelling units** shall be for the minimum number of **dwelling units** necessary to mitigate the hardship and in no case for more **dwelling units** than are allowable under the requirement that the **lot** in question contain an average of 7,500 sq. ft. of **lot area** per **dwelling unit** after conversion.
 - d. Off-street **parking spaces** shall be provided on the same lot as the **building** being converted equal to the number of **dwelling units** on the lot after conversion.
 - e. Stairways leading to the second or any higher floor shall be located within the walls of the **building** wherever practicable, and stairways and fire escapes shall otherwise be located on the rear wall in preference to either side wall and in no case on a front wall or side wall facing a street.
 - f. Except for the provision of stairways and fire escapes in accordance with the preceding paragraphs, there shall be no major structural change in the exterior of the **building** in connection with the conversion, and after conversion the **building** shall retain substantially the appearance it had before such conversion.
- (b) *Non-residential uses as follows:* The standards in paragraph (a)(1) above relating to minimum **lot area**, minimum **average lot width**, **maximum building coverage**, maximum **building height**, and minimum **yards** shall apply to non-residential **uses**.

Accessory uses customarily incidental to the following **uses** are permitted in connection with such **uses**.

Parking spaces required by this ordinance for the following **uses** may be located (by special exception under subsection 63(d) of this ordinance) on a separate **lot** in any district in which the **principal** use is permitted, provided the standards of section 29 are met.

Section 29 relating to parking and all other pertinent sections of the General Provisions for Residence Districts in Article IV shall apply to all such uses.

(1)

omitted here for brevity (not a proposed text change)

Section 13. RM-1 Districts: Low-Middle Density.

Description and purpose. These districts exist for the protection of areas that have been and are being developed predominantly for low-middle density dwellings of various types. Accordingly, the use of land and **buildings** within these areas is limited in general to dwellings at a density of about 12 dwelling units per acre, and to such non-residential uses as generally support and harmonize with a middle density area. The non-residential uses permitted in RM-1 Districts, subject to adequate conditions and safeguards, are hereby found and declared to

be the only appropriate such uses for such areas. It is hereby found and declared, further, that these regulations are necessary for the protection of these areas and that their protection is essential to the maintenance of a balanced community of sound residential areas of diverse types.

All RM-1 Districts are subject to the general provisions for residence districts set forth in Article IV as well as to all other provisions of this ordinance.

Uses permitted. In an RM-1 District a **building** or other **structure** may be erected, altered, arranged, designed or used, and a **lot** or **structure** may be used for any of the following purposes and no other:

(a) *Residential uses as follows.* The General Provisions for Residence Districts in Article IV shall also apply.

(1) **Dwellings: Single-family, two-family and multi-family.**

Building requirements:

- a. **Minimum lot area:** 4,000 sq. ft.
- b. **Minimum average lot width:** 50 ft., except for nonconforming lots under subsection 67(e).
- c. Notwithstanding the foregoing, Section 22 allows one (1) ADU in accordance with Section 22 with no impact on density requirement
Minimum lot area per dwelling unit: 3,500 sq. ft., except 2,500 sq. ft. in the case of an **efficiency unit** and 1,750 sq. ft. in the case of an **elderly housing unit**; except, further, that in any case of a **dwelling** existing on the effective date of the application of these regulations thereto, there may be located therein by conversion an average of one **dwelling unit** per 1,000 sq. ft. of **gross floor area** in the **dwelling** on said effective date, whether or not the standards of **lot area per dwelling unit** are met, provided that an increase in **dwelling units** by conversion which would result in an excess of three **dwelling units** within the same **structure** shall be permitted only by special exception under subsection 63(d) of this ordinance.
- d. **Maximum building coverage:** Total coverage of **principal** and **accessory buildings** not to exceed 30% of **lot area**.
- e. **Maximum building height:** such height shall not exceed either three **stories** or an **average height** of 35 feet.

Provided that no point on a side or rear **building** wall shall be so located that it is closer to a **side** or **rear lot line** than one foot for each two feet that such point is above the average **finished lot grade** along such side or rear **building** wall.
- f. **Minimum yards:**

Front—20 ft., except that where 75% or more of the entire street frontage (in feet) on the same side of the same street between the nearest two intersecting streets has been developed with **buildings** with **front yards** smaller than 20 feet, the required **front yard** shall be the same as the **yard** presently followed by existing **buildings** along the greatest quantity of street frontage (in feet).

Rear—25 ft.

Side—One at least eight ft. and the other at least 12 ft.; in the case of a **corner lot**, at least eight ft. for the one **side yard**.
- g. **Minimum parking:** One **parking space** per **dwelling unit** (except that only one **parking space** shall be required for each two **elderly housing units**) located either on the same **lot** as the principal **building** or within 300 feet **walking distance** of an outside entrance to the **dwelling unit** to which such **parking space** is assigned, and conforming to section 29 and the remainder of the General Provisions for Residence Districts in Article IV.

- (2) **Residential accessory buildings, structures and uses**, as regulated by paragraph (1) above and by the General Provisions for Residence Districts.
- (3) **Parking spaces** required by this ordinance for the permitted residential **uses** may be located on a separate **lot** without a special exception in a **multi-lot residential development** and by special exception under subsection 63(d) of this ordinance in all other instances in any district in which the **principal use** is permitted, provided the standards of section 29 (residential parking) are met.
- (b) **Non-residential uses as follows:** The standards in paragraph (a)(1) above relating to minimum **lot area**, minimum **average lot width**, maximum **building coverage**, maximum **building height**, and minimum **yards** shall apply to non-residential **uses**.

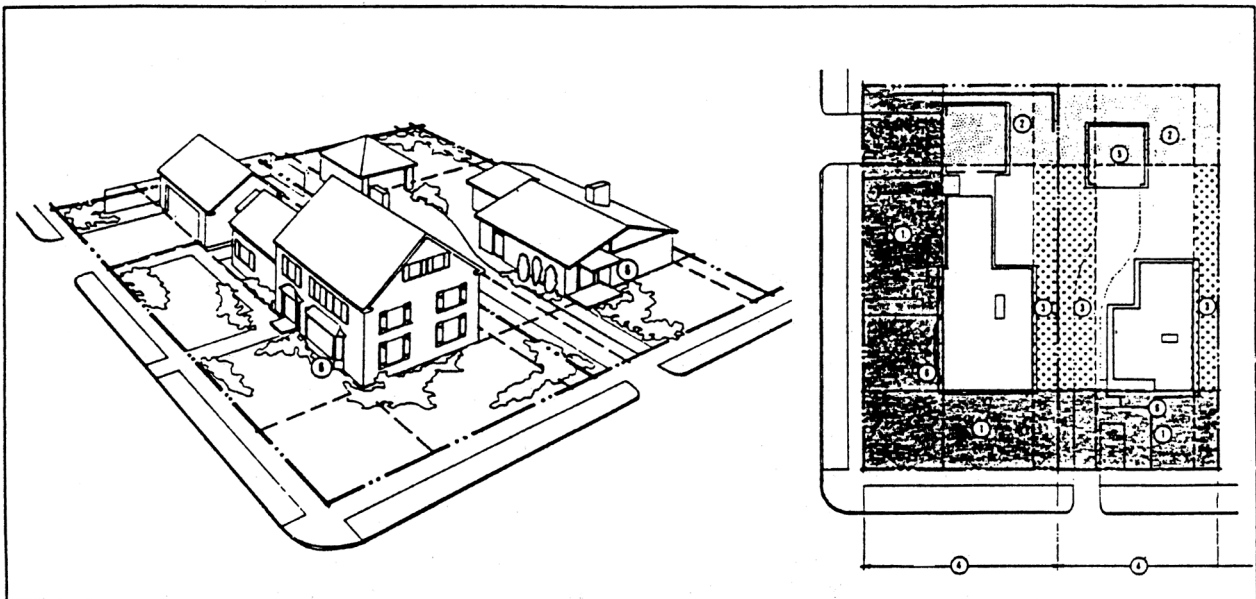
Accessory uses customarily incidental to the following **uses** are permitted in connection with such **uses**.

Parking spaces required by this ordinance for the following **uses** may be located (by Special Exception under subsection 63(d) of this ordinance) on a separate **lot** in any district in which the **principal use** is permitted, provided the standards of section 29 are met.

Section 29 relating to parking and all other pertinent sections of the general provisions for residence districts in Article IV shall also apply to all such **uses**.

omitted here for brevity (not a proposed text change)

RM-1 Low Middle Density



RM-1 Low Middle Density

¹ Minimum **front yards**: 20 feet.

² Minimum **rear yards**: 25 feet.

³ Minimum **side yards**: one eight and one 12 feet. (In the case of **corner lots**, at least eight feet for the one **side yard**.) Size of **side yard** is also related to height of **building** walls (see text of each district).

⁴ Minimum **average lot width**: 50 feet.

⁵ **Accessory buildings** may extend into **side** and **rear yards**. (See General Provisions for Residence Districts).

⁶ For projections into required **yards** see General Provisions for Residence Districts.

Other requirements:

Minimum **lot area**: 4,000 square feet.

Maximum **lot area per dwelling unit**: 3,500 sq. ft.; 2,500 sq. ft. per **efficiency unit**; 1,750 sq. ft. per **elderly housing unit**.

Maximum **building coverage** (all **buildings**): 30% of lot area.

Maximum **building** height: Three stories or an **average height** of 35 feet.

Minimum parking: One **parking space** per **dwelling unit**, located either on the same **lot** or within 300 feet walking distance.

Note(s)—These pages are for illustration only. For greater detail, and for non-residential construction, refer to text of each district and to the General Provisions for Residence Districts.

(Ord. No. 1368, § 5, 2-7-05; Ord. No. 1726, Sched. A, 12-2-13)

Section 14. RM-2 Districts: High-Middle Density.

Description and purpose. These districts exist for the protection of areas that have been and are being developed predominantly for high-middle density dwellings of various types. Accordingly, the use of land and **buildings** within these areas is limited in general to dwellings at a density of about 22 dwelling units per acre, and to such non-residential uses as generally support and harmonize with a middle density area. The non-residential uses permitted in RM-2 Districts, subject to adequate conditions and safeguards, are hereby found and declared to be the only appropriate such uses for such areas. It is hereby found and declared, further, that these regulations are necessary to the protection of these areas and that their protection is essential to the maintenance of a balanced community of sound residential areas of diverse types.

All RM-2 Districts are subject to the general provisions for residence districts set forth in Article IV as well as to all other provisions of this ordinance.

Uses permitted. In an RM-2 District a **building** or other **structure** may be erected, altered, arranged, designed or used, and a lot or structure may be used for any of the following purposes and no other:

(a) *Residential uses as follows:* The General Provisions for Residence Districts in Article IV shall also apply.

Building requirements:

(1) **Dwellings-single-family, two-family** and **multi-family**.

a. **Minimum lot area**: 4,000 sq. ft.

b. **Minimum average lot width**: 50 ft., except for nonconforming **lots** under subsection 67(e).

c. Notwithstanding the foregoing, Section 22 allows one (1) ADU in accordance with Section 22 with no impact on density requirement **Minimum lot area per dwelling unit**: 2,000 sq. ft., except 1,400 sq. ft. in the case of an **efficiency unit** and 1,000 sq. ft. in the case of an **elderly housing unit**; except, further, that in any case of a **dwelling** existing on the effective date of the application of these regulations thereto, there may be located therein by conversion an average of one **dwelling unit** per 1,000 sq. ft. of **gross floor area** in the **dwelling** on said effective date, whether or not the standards of **lot area per dwelling unit** are met.

d. **Maximum building coverage**: Total coverage of **principal** and **accessory buildings** not to exceed 30% of **lot area**.

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- e. **Maximum building height:** Such height shall not exceed either four **stories** or an **average height** of 45 feet.
- Provided that no point on a side or rear **building** wall shall be so located that it is closer to a **side** or **rear lot line** than one foot for each two feet that such point is above the average **finished lot grade** along such side or rear **building** wall.
- f. **Minimum yards:**
- Front**—17 ft., except that where 75% or more of the entire street frontage (in feet) on the same side of the same street between the nearest two intersecting streets has been developed with **buildings** with **front yards** smaller than 17 feet, the required **front yard** shall be the same as the **yard** presently followed by existing **buildings** along the greatest quantity of street frontage (in feet).
- Rear**—25 ft.
- Side**—one at least eight ft. and the other at least 10 ft.; in the case of a corner lot, at least eight ft. for the one **side yard**.
- g. **Minimum parking:** One **parking space** per **dwelling unit** (except that only one **parking space** shall be required for each two **elderly housing units**) located either on the same lot as the **principal building** or within 300 feet walking distance of an outside entrance to the **dwelling unit** to which such **parking space** is assigned, and conforming to section 29 and the remainder of the General Provisions for Residence Districts in Article IV.

(2) **Residential accessory buildings, structures and uses,** as regulated by **Section 22** and by the General Provisions for Residence Districts.

(3) **Parking spaces** required by this ordinance for the foregoing residential **uses** may be located on a separate **lot** without a special exception in a **multi-lot residential development** and by special exception under subsection 63(d) of this ordinance in all other instances in any district in which the **principal use** is permitted, provided the standards of section 29 (residential parking) are met.

(b) **Non-residential uses as follows:** The standards in paragraph (a)(1) above relating to minimum **lot area**, minimum **average lot width**, maximum **building coverage**, maximum **building height**, and minimum **yards** shall apply to non-residential **uses**.

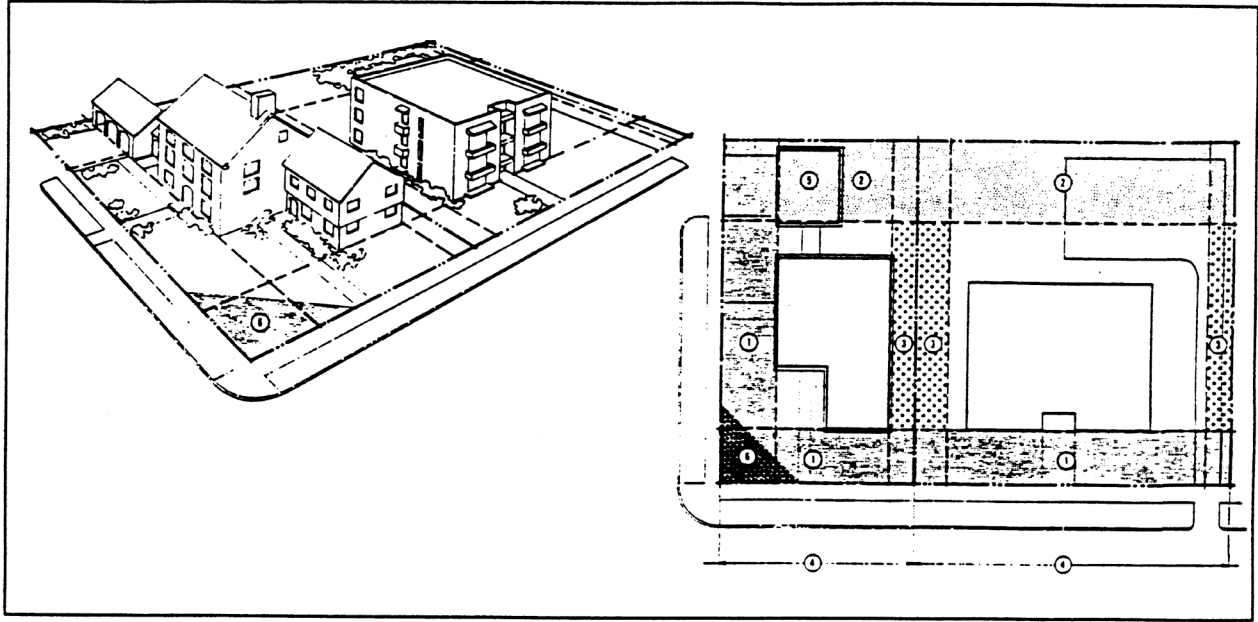
Accessory use customarily incidental to the following **uses** are permitted in connection with such **uses**.

Parking spaces required by this ordinance for the following **uses** may be located (by special exception under subsection 63(d) of this ordinance) on a separate **lot** in any district in which the principal use is permitted, provided the standards of section 29 are met.

Section 29 relating to parking and all other pertinent sections of the general provisions for residence districts in Article IV shall apply to all such **uses**.

(1) Such non-residential **uses** as are permitted, and in the same manner, as in RM-1 Districts.

RM-2 High Middle Density



RM-2 High Middle Density

¹ Minimum **front yards**: 17 feet.

² Minimum **rear yards**: 25 feet.

³ Minimum **side yards**: one eight and one 10 feet. (In the case of **corner lots**, at least eight feet for the one **side yard**.) Size of **side yard** is also related to height of **building** walls (see text of each district).

⁴ Minimum **average lot width**: 50 feet.

⁵ **Accessory buildings** may extend into **side** and **rear yards**. (See General Provisions for Residence Districts).

⁶ For projections into required **yards** see General Provisions for Residence Districts.

Other Requirements:

Minimum **lot area**: 4,000 square feet.

Maximum **lot area per dwelling unit**: 2,000 sq. ft.; 1,400 sq. ft. **per efficiency unit**; 1,000 sq. ft. per elderly housing unit.

Maximum **building coverage** (all **buildings**): 30% of lot area.

Maximum **building** height: Four **stories** or an average height of 45 feet.

Minimum parking: One **parking space** per **dwelling unit**, located on the same **lot**, within 300 feet **walking distance** or in a **multi-lot residential development**.

Note(s)—These pages are for illustration only. For greater detail, and for non-residential construction, refer to text of each district and to the General Provisions for Residence Districts.

(Ord. No. 1726, Sched. A, 12-2-13)

Section 15. RH-1 Districts: Special high density.

Description and purpose. These districts exist for the protection of certain multi-family areas of relatively small total size but of unique and irreplaceable value to the community as a whole. The specific purpose of these districts is to stabilize and preserve the existing residential character of these areas to the maximum possible extent. To this end, the use of land and buildings within these areas is limited primarily to relatively high density residential uses, as the particular character, size and surroundings of these areas create little need for the location within their boundaries of further other such non-residential uses as generally support a residential area. Moreover, these areas are found especially along major streets traversing large residential sections of the city, and the outward movement of office or other commercial uses along these streets would constitute a serious threat to the residential quality of the areas to either side of them. Encroachment of office or other commercial uses along these streets would violate the spirit of this ordinance and its general purpose and intent and, any other provision of this ordinance to the contrary notwithstanding, no variance shall be granted for such uses in these districts. It is hereby found and declared that these regulations are necessary to the protection of these areas and that their protection is essential to the maintenance of a balanced community of sound residential areas of diverse types.

All RH-1 Districts are subject to the General Provisions for Residence Districts set forth in Article IV as well as to all provisions of this ordinance.

Uses permitted. In an RH-1 District a **building** or other **structure** may be erected, altered, arranged, designed or used, and a **lot** or **structure** may be used for any of the following purposes and no other:

(a) *Residential uses as follows.* The General Provisions for Residence Districts in Article IV shall also apply.

(1) **Dwellings—single-family, two-family and multi-family.**

Building requirements:

- a. **Minimum lot area:** 4,000 sq. ft.
- b. **Minimum average lot width:** 50 ft., except for nonconforming **lots** under subsection 67(e).
- c. **Maximum building coverage for principal building or principal buildings:** 25% of **lot area**.
- d. **Maximum building height:** No direct limit.

Provided that no point on a side or rear **building** wall shall be so located that it is closer to a **side** or **rear lot line** than one foot for each two feet that such point is above the average **finished lot grade** along such side or rear **building** wall.

e. **Minimum yards:**

Front—25 ft., except that where 75% or more of the entire street frontage (in feet) on the same side of the same street between the nearest two intersecting streets has been developed with **buildings** with **front yards** smaller than 25 feet, the required **front yard** shall be the same as the **yard** presently followed by existing **buildings** along the greatest quantity of street frontage (in feet). Provided that, the **front yard** shall in any case be increased if necessary to maintain a ratio of one foot between the front **building** wall and the center line of the street to two feet of **average height** measured along the front **building** wall, except as provided in subsection 30(b).

Rear—25 ft.

Side—10 ft. for each side yard.

- f. **Maximum gross floor area:** No such **building** or **buildings** shall have a **gross floor area** greater than 0.5 times the **lot area**; except that this floor area may be increased by 0.1 times the **lot area** (up to a maximum of 1.7 times the **lot area**) for each 1% of **lot area** by which the **building coverage** of the principal **building** or **buildings** is reduced below the maximum of 25% of **lot area**

set by subparagraph (c) above. The maximum **floor area ratio** allowable at each percent of **building coverage** under this formula is as follows:

Building Coverage in Percent	Floor Area Ratio
25	0.5
24	0.6
23	0.7
22	0.8
21	0.9
20	1.0
19	1.1
18	1.2
17	1.3
16	1.4
15	1.5
14	1.6
13 or less	1.7

In any case of a **building** existing on the effective date of the application of these regulations thereto, which **building** then becomes nonconforming in **building coverage** and/or **floor area ratio** under the above formula, there may be located therein by conversion no more than an average of one **dwelling unit** per 1,000 square feet of **gross floor area** in the **building** on said effective date.

Where a lot contains more than one **principal building** in the same ownership, all such **buildings** shall be considered together in determining the **floor area ratio**.

- g. **Minimum usable open space:** 125 square feet per **dwelling unit**, except 100 square feet in the case of **elderly housing units** by special exception under subparagraph 63.(d) of this ordinance, provided that in the event that a minimum of 50 square feet of private **usable open space** in the form of balconies, patios, decks, porches or private courts that are attached or are located immediately adjacent to the **dwelling unit** that they serve is provided, then the balance of the **usable open space** required under this subsection for such **dwelling unit** shall be reduced by one-quarter. All **usable open space** shall be subject to the following minimum standards in addition to others which may be applicable.
1. Common **usable open space** shall be so located and designed as to emphasize convenience of tenant access and ease of use.
 2. All common grade level **usable open space** shall be landscaped and otherwise developed to maximize recreational utility. Landscape improvements shall include trees, shrubs, ground cover and, wherever possible, the retention of existing landscape features.
 3. Any **usable open space** provided above grade level, either in the form of a roof terrace or deck, shall include as improvements at least the following: a wearing surface in addition to a standard rooftop finish, safety railings or walls, passive recreational facilities such as benches, sheltered arbors vegetative landscaping, and lighting.
- h. **Minimum parking:** One **parking space** per dwelling unit (except that only one **parking space** shall be required for each two **elderly housing units**) located either on the same **lot** as the **principal building**, within 300 feet **walking distance** of an outside entrance to the **dwelling unit** to which such **parking space** is assigned or within a **multi-lot residential development**, and conforming to

section 29 (residential parking) and the remainder of the General Provisions for Residence Districts in Article IV.

- (2) **Residential accessory buildings, structures and uses**, as regulated by paragraph (1) above and by the General Provisions for Residence Districts, having a **building coverage** of no more than 10% of the **lot area** and an **average height** not exceeding 20 feet.
 - (3) **Parking spaces** required by this ordinance for the foregoing residential **uses** not meeting the standards of subsection 15(a)(1)h may be permitted by special exception under subsections 29(i) and 63(d) of this ordinance.
- (b) **Non-residential uses as follows:** The standards in paragraph (a)(1) above relating to minimum **lot area**, minimum **average lot width**, maximum **building coverage**, maximum **building height**, minimum **yards**, and maximum **gross floor area** shall apply to non-residential **uses** except as indicated below.

Accessory uses customarily incidental to the following **uses** are permitted in connection with such **uses**.

Parking spaces required by this ordinance for the following **uses** may be located in any district in which the **principal use** is permitted, provided the standards of section 29 (residential parking) are met.

Section 29 relating to parking and all other pertinent sections of the General Provisions for Residence Districts in Article IV shall also apply to all such **uses**.

- (1) Such non-residential **uses** as are permitted, and in the same manner, as in RS-1 Districts.
- (2) On lots in use for any of the **uses** described in section 11(b)(2)b. on or before October 15, 2003, any of the **uses** described in section 11(b)(2)b.1., 2. or 4. excluding dormitories, fraternities and sororities.

Building requirements:

- a. **Minimum lot area:** One acre;
- b. **Minimum side yard:** One at least ten feet and the other at least 12 feet, notwithstanding the requirements of section 15(a)(1)(d);
- c. **Maximum building height:** Such height shall not exceed either four stories or an average height of 50 feet;
- d. **Maximum building coverage:** Total building coverage for principal building or buildings not to exceed 30 percent of lot area;
- e. **Maximum gross floor area:** No building or buildings shall have a gross floor area greater than 0.6 times the lot area equivalent to a maximum floor area ratio of 0.6; and
- f. **Minimum parking:** The greater of one **parking space** for each eight seats in the largest place of assembly commonly having events open to the public, based upon the maximum occupancy of both fixed and movable seats; or one **parking space** for each full-time equivalent staff person, located on the same lot or within 300 feet walking distance on a separate lot in the district, shall be provided.

(Ord. No. 1377, § 1, 5-16-05; Ord. No. 1726, Sched. A, 12-2-13)

Section 16. RH-2 Districts: General High Density.

Description and purpose. These districts exist for the protection of areas that have been and are being developed predominately for high density dwellings, commonly apartment houses and other dwellings with a high ratio of floor area to land area. Accordingly, the use of land and buildings within these areas is limited to dwellings meeting a Floor Area Ratio designed for a density ranging from 22 to 74 dwellings units per acre and to such non-residential uses as generally support and harmonize with a high density area. The non-residential uses permitted in

4/30/2021 SCHEDULE A: ZONING ORDINANCE TEXT FOR ACCESSORY DWELLING UNITS IN RM-1, RM-2, RS-1, and RS-2 Zones AND REDUCING MINIMUM LOT SIZE TO 4000 SF.

RH-2 Districts, subject to adequate conditions and safeguards, are hereby found and declared to be the only appropriate such uses for such areas. It is hereby found and declared, further, that these regulations are necessary to the protection of these areas and that their protection is essential to the maintenance of a balanced community of sound residential areas of diverse types.

All RH-2 Districts are subject to the General Provisions for Residence Districts set forth in Article IV except for Section 28 as well as to all other provisions of this ordinance.

Uses permitted. In an RH-2 District a **building** or other **structure** may be erected, altered, arranged, designed or used, and a lot or structure may be used for any of the following purposes and no other:

(a) *Residential uses as follows.* The General Provisions for Residence Districts in Article IV shall also apply.

(1) **Dwellings—Single-family** (except **zero lot line developments per subsection 16(a)(2)**), **two-family and multi-family.**

Building requirements:

- a. **Minimum lot area:** 4000sq. ft.
- b. **Minimum average lot width:** 40 ft.
- c. **Maximum building coverage for principal building or principal buildings:** 50% of lot area.
- d. **Maximum building height:** No direct limit.

Provided that, no point on a side or rear **building** wall shall be so located that it is closer to a **side** or **rear lot line** than one foot for each two feet that such point is above the average **finished lot grade** along such side or rear **building** wall.

e. **Minimum yards:**

Front—Five ft., except that where 75% or more of the entire street frontage (in feet) on the same side of the same street between the nearest two intersecting streets has been developed with **buildings** with **front yards** smaller than five feet, the required **front yard** may be the same as the **yard** presently followed by existing **buildings** along the greatest quantity of street frontage (in feet). Provided that in the case of any **building** or **structure** which has an **average height** in excess of 60 ft., the **front yard** shall be increased proportionally (up to a maximum of 25 feet of required **front yard**) if necessary to maintain a ratio of one foot between the front **building** wall and the center line of the street to two feet of **average height** measured along the front **building** wall.

Rear—20 ft.

f. **Maximum gross floor area:** No such **building** or **buildings** shall have **gross floor area** greater than 2.0 times the **lot area.**

In any case of a **building** existing on the effective date of this section, which **building** then becomes nonconforming in **building coverage** and/or **floor area ratio**, there may be located therein by conversion no more than an average of one **dwelling unit** per 1,000 square feet of **gross floor area** in the **building** on said effective date.

Where a lot contains more than one **principal building** in the same ownership, all such **buildings** shall be considered together in determining the **floor area ratio.**

g. **Minimum usable open space:** 125 square feet per **dwelling unit**, except 100 square feet in the case of **elderly housing units**, only by special exception, provided that in the event that a minimum of 50 square feet of private **usable open space** in the form of balconies, patios, decks, porches or private courts that are attached or are located immediately adjacent to the **dwelling unit** that they serve is provided, then the balance of the **usable open space** required under this

subsection for such **dwelling unit** shall be reduced by one-quarter. All **usable open space** shall be subject to standards enumerated in subsection (a)(1)g. of section 15 of this ordinance.

- h. **Minimum parking:** .75 **parking space** per **dwelling unit** (three **parking spaces** for each four **dwelling units**), except that only .33 **parking space** (one **parking space** for each three **elderly housing units**) shall be required for each **elderly housing unit**, and only .50 **parking space** per **dwelling unit** (one **parking space** for each two **dwelling units**) shall be required for each **dwelling unit** located on a **lot** owned by a public housing authority (such as the Housing Authority of the City of New Haven). All **parking spaces** required under this section shall be located on the same **lot** as the **principal building**, within 300 feet **walking distance** of an outside entrance to the **dwelling unit** to which such **parking space** is assigned or in a **multi-lot residential development**. Such **parking spaces** shall conform to section 29 (residential parking) and the remainder of the General Provisions for Residence Districts in Article IV.

(2) **Zero Lot Line developments.**

Building requirements:

- a. **Minimum lot area:** 2,000 sq. ft. for interior **lots** and 3,500 sq. ft. for end and **corner lots**;
- b. **Minimum average lot width:** 18 ft. for interior **lots** and 35 ft. for end and **corner lots**;
- c. **Maximum building** coverage for **principal building** and **accessory buildings** combined not to exceed 60% of **lot area** for interior **lots** and 50% of **lot area** on end and **corner lots**.
- d. **Maximum building height:** **Average height** of 45 ft.

Provided that, no point on a side or rear **building** wall shall be so located that it is closer to a **side** or **rear lot line** than one foot for each two feet that such point is above the average **finished lot grade** along a rear or side **building** wall, excepting side yards for connecting **buildings** on adjoining **lots**.

- e. **Minimum yards:**

Front—The lesser of five ft. or the existing average **front yards** (excluding **projections**), measured in feet, between the nearest two intersections on the same side of the **street** on which the **zero lot line development** is to be located (excluding any **structure** or **building** to be removed in connection with the proposed **zero lot line development**).

Rear—20ft. for interior, end and **corner lots** that are also end **lots**; zero ft. for **corner lots** that are not end **lots**.

Side—All **side yards** of zero ft. must be located adjacent to a common zero-foot **side yard** located on a **lot** that is part of the **zero-lot line development**.

- f. **Minimum usable open space:** 125 square feet per **dwelling unit**, except 100 square feet in the case of **elderly housing units**, only by special exception, provided that in the event that a minimum of 50 square feet of private **usable open space**, either in the form of balconies, patios, decks, porches or private courts that are attached or are located immediately adjacent to the **dwelling unit** which they serve is provided, then the balance of the **usable open space** required for such **dwelling unit** shall be reduced by one-quarter. All **usable open space** shall be subject to standards enumerated in subsection(a)(1) g. of section 15 of this ordinance.
- g. **Minimum parking:** .75 **parking space** per **dwelling unit** (three **parking spaces** for each four **dwelling units**), except that only .33 **parking space** (one space for each three **elderly housing units**) shall be required for each **elderly housing unit**. All **parking spaces** required under this section shall be located on the same **lot** as the **principal building**, within 300 feet **walking distance** of an outside entrance to the **dwelling unit** to which such **parking space** is assigned or

in a **multi-lot residential development**. Such **parking spaces** shall conform to section 29 (residential parking) and the remainder of the General Provisions for Residence Districts in Article IV. A maximum of two curb cuts shall be permitted for any **zero lot line development**.

- h. In connection with an application for site plan approval for a **zero lot line development**, the applicant shall submit a deed, agreement, easement, or similar instrument and/or a homeowners' association's operating documents (such as articles of association, articles of organization, articles of incorporation, operating agreement, bylaws, and/or rules and regulations) for approval by the City Plan Commission with respect to the allocation of responsibility for the maintenance, repair and replacement of shared walls, driveways, parking areas, open space, and any other shared facilities, which approved instrument or documents shall be filed in the New Haven land records prior to the issuance of a building permit for the construction of the **zero lot line development**.
- (3) **Residential accessory buildings, structures and uses**, as regulated by paragraph (1) above and by the General Provisions for Residence Districts.
- (4) **Rooming, boarding and lodging houses** (excluding hotels, motels and tourist homes), as well as the keeping of only one or two **roomers, boarders or lodgers**, where renting of rooms is not subordinate to some other enterprise. Such **rooming, boarding and lodging houses** shall be regulated by the standards in paragraph (1) above, except that minimum parking shall be one **parking space** for each three beds, located either on the same **lot** as the **rooming, boarding or lodging house** or within 300 feet **walking distance** of an outside entrance to the **rooming, boarding or lodging house**; and in addition minimum **lot area per sleeping room** shall be 500 square feet.
- (5) **Parking spaces** required by this ordinance for the foregoing residential **uses** may be located on a separate **lot** in any district in which the **principal use** is permitted, provided the standards of section 29 (residential parking) are met.
- (6) Automobile trailer camps, in accordance with the provisions of the Automobile Trailer Camp Ordinance, when located on a tract of not less than ten acres and permitted by special exception under subsection 63(d) of this ordinance with a time limit of not more than five years.
- (b) *Non-residential uses as follows:* The standards in paragraph (a)(1) above relating to minimum **lot area**, minimum **average lot width**, maximum **building coverage**, maximum **building height**, minimum **yards**, and maximum **gross floor area** shall apply to non-residential **uses**.

Accessory uses customarily incidental to the following **uses** are permitted in connection with such **uses**.

Parking spaces required by this ordinance for the following **uses** may be located on a separate **lot** in any district in which the **principal use** is permitted, provided the standards of section 29 (residential parking) are met. Section 29 relating to parking and all other pertinent sections of the General Provisions for Residence Districts in Article IV shall also apply to all such **uses**.

- (1) Such non-residential **uses** as are permitted, and in the manner, as in RM-2 Districts.
- (2) As of right:
- a. Charitable and philanthropic organizations, provided no more than 50% of the **gross floor area** of any **building** is occupied by offices of such organizations.
- Minimum parking: One **parking space** for each 500 square feet of **gross floor area** of the **building** located on the same lot, within 300 feet **walking distance** or in a **multi-lot residential development**.
- b. Professional offices of the types specified in the regulations for RO Districts (other than charitable and philanthropic organizations) located in the basement, ground floor level or second floor of a **building** that fronts on an Urban Principal Arterial or an Urban Minor Arterial, as classified by the

State of Connecticut Department of Transportation, with an aggregate **gross floor area** no greater than 15% of the total **gross floor area** of the **building** in which such offices are located.

- c. Retail **uses** located at the basement and/or ground floor level of a **building** that fronts on an Urban Principal Arterial or an Urban Minor Arterial, as classified by the State of Connecticut Department of Transportation, as follows: (i) **uses** listed in subsections 31(b)(1) through (10) and (13) (but not subject to the conditions of section 31); section 42C (but not including Package Alcoholic liquor); section 42D (but not including a Funeral home, gun and weapons repair, firearms training, firing range, shop or a swap shop); section 42G; section 42H (but not including gun shops); section 42I; and (ii) a *Restaurant*, caterer, music, or dancing school. The aggregate **gross floor area** of the foregoing **uses** shall not exceed 15% of the total **gross floor area** of the **building** in which they are located.

Where both professional offices and retail **uses** are located in the same **building**, the combined **gross floor area** of the professional offices and retail **uses** shall be no greater than 15% of the total **gross floor area** of the **building** in which they are located. In addition, no **parking spaces** shall be required for the professional offices and retail **uses** permitted under this subsection.

- (3) Where permitted by special exception under subsection 63(d) of this ordinance.

- a. Fraternities and sororities (whether or not residential in whole or in part), whether or not located on land owned by an educational institution. Noise, odors, lights, **signs** and all other possible disturbing aspects connected with the operation of such **uses** shall be enclosed, screened or otherwise controlled to the extent that the operation of any such **use** shall not unduly interfere with the use and enjoyment of properties or streets in the surrounding area.

Minimum parking: One **parking space** for each three beds if residents are permitted to keep automobiles, plus one **parking space** for each four seats in each place of assembly based upon the maximum occupancy of both fixed and movable seats, located on the same lot or within 300 feet **walking distance**.

- b. Other social organizations, including clubs, lodgings, veterans' and fraternal organizations (whether or not residential in whole or in part); but excluding any activity carried on as a gainful business other than incidental concessions. Noise, odors, lights, signs and all other possible disturbing aspects connected with the operation of such **uses** shall be enclosed, screened or otherwise controlled to the extent that the operation of any such use shall not unduly interfere with the use and enjoyment of properties or streets in the surrounding area.

Minimum parking: One **parking space** for each three employees, plus one **parking space** for each three beds plus one **parking space** for each four seats in each place of assembly based upon the maximum occupancy of both fixed and movable seats, located on the same **lot** or within 300 feet **walking distance**.

- c. Professional offices of the types specified in the regulations for RO Districts (other than charitable and philanthropic organizations) located in the basement, ground floor level or second floor of a **building** that does not front on an Urban Principal Arterial or an Urban Minor Arterial, as classified by the State of Connecticut Department of Transportation, with an aggregate **gross floor area** no greater than 15% of the total **gross floor area** of the **building** in which the offices are located.
- d. Retail **uses** located at the basement and/or ground floor level of a **building** that does not front on an Urban Principal Arterial or an Urban Minor Arterial, as classified by the State of Connecticut Department of Transportation, as follows: (i) **uses** listed in subsections 31(b)(1) through (10) and (13) (but not subject to the conditions of section 31), section 42C (but not including Package Alcoholic liquor), section 42D (but not including a Funeral home, gun and weapons repair, firearms training, firing range, shop or a swap shop), section 42G, section 42H (but not including

gun shops), section 42I and (ii) a **Restaurant**, caterer, music, or dancing school, The aggregate **gross floor area** of the foregoing **uses** shall not exceed 15% of the total **gross floor area** of the **building** in which they are located.

Where both professional offices and retail **uses** are located in the same **building**, the combined **gross floor area** of the professional offices and retail **uses** shall be no greater than 15% of the total **gross floor area** of the **building** in which they are located. In addition, no **parking spaces** shall be required for the professional offices and retail **uses** permitted under this subsection.

(Ord. No. 1726, Sched. A, 12-2-13; Ord. No. 1820, Sched. B, 6-5-17)

Section 17. RO Districts: Residence-Office.

Description and purpose. These districts exist in order to set aside and protect certain areas for development of professional and service offices in addition to high density dwellings. Accordingly, the use of land and buildings within these areas is limited to dwellings meeting a flexible floor area ratio formula designed for a density ranging from 22 to 74 dwelling units per acre depending upon building height and coverage, to professional and service offices, and to such other non-residential uses as generally support and harmonize with a high density area of this type. The non-residential uses permitted in RO Districts, subject to adequate conditions and safeguards, are hereby found and declared to be the only appropriate such uses for such areas. It is hereby found and declared, further, that these regulations are necessary to the protection of these areas and that their protection is essential to the maintenance of a balanced community of sound residential areas of diverse types.

All RO Districts are subject to the General Provisions for Residence Districts set forth in Article IV as well as to all other provisions of this ordinance.

Uses permitted. In an RO District a **building** or other **structure** may be erected, altered, arranged, designed or used, and a lot or structure may be used for any of the following purposes and no other:

- (a) *Residential uses as follows.* The General Provisions for Residence Districts in Article IV shall also apply.
 - (1) Such residential **uses** as are permitted, with such standards as are required for them, in RH-1 Districts.
- (b) *Non-residential uses as follows.* The standards in paragraph (a)(1) above relating to minimum **lot area**, minimum **average lot width**, maximum **building coverage**, maximum **building height**, minimum **yards** and maximum **gross floor area** shall apply to non-residential **uses**.

Accessory uses customarily incidental to the following **uses** are permitted in connection with such **uses**.

Parking spaces required by this ordinance for the following **uses** may be located (by special exception under subsection 63(d) of this ordinance) on a separate **lot** in any district in which the **principal use** is permitted, provided the standards of section 29 are met.

Section 29 relating to parking and all other pertinent sections of the general provisions for residence districts in Article IV shall also apply to all such uses.

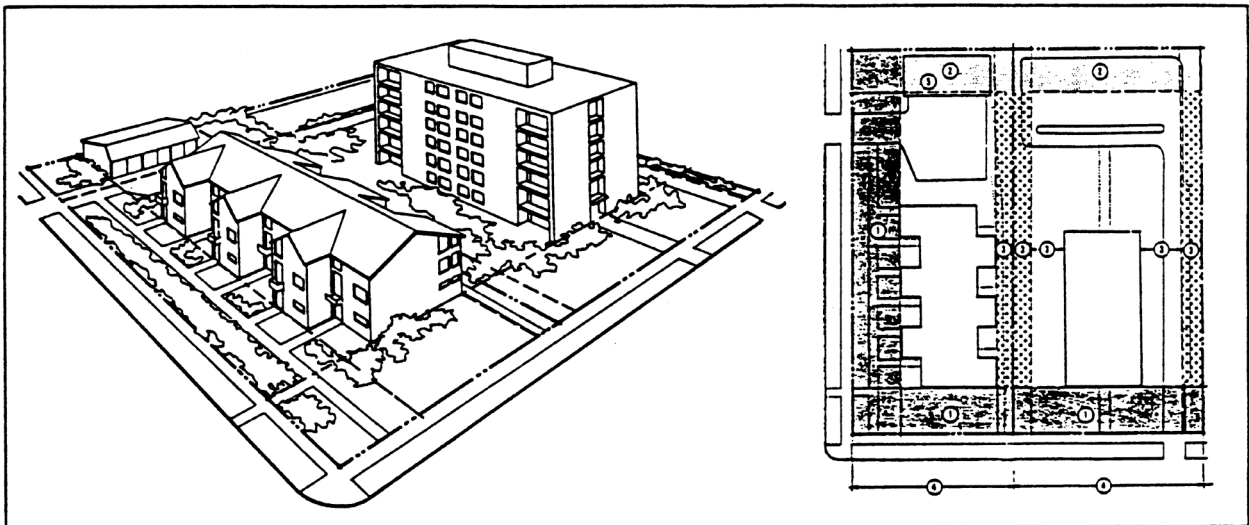
- (1) Such non-residential **uses** as are permitted, and in the same manner, as in RM-2 Districts.
- (2) As of right:
 - a. Offices and studios of doctors, dentists, architects, artists, designers, accountants, lawyers, engineers, tutors, real estate and insurance agents, brokers, and members of other recognized professions (excluding veterinarians, dancing and music studios having more than one student at a time, barber shops, beauty parlors, and other similar uses), together with incidental laboratory and mechanical equipment; government offices; and offices of insurance companies, charitable and philanthropic organizations and other similar service enterprises and organizations. All such offices shall meet the following standards:

1. No storage of a stock in trade or sale of commodities on the premises.
2. No visits by the general public as purchasers of goods or as customers as distinguished from patients or clients.
3. No offensive emission of smoke, dirt, dust, vibration, odor, light, heat, glare, noise, electrical disturbance, or radioactive particles or rays.
4. Maximum coverage for **accessory buildings**: 10% of lot area.
5. Minimum parking: Three **parking spaces** per practitioner in the case of doctors and dentists, and one **parking space** for each 600 square feet of **net floor area** used or intended to be used for offices in all other cases, located on the same **lot** or within 300 feet **walking distance**.

RH-1 Special High Density

RH-2 General High Density

RO Residence-Office



RH-1, RH-2 & RO

¹ Minimum **front yards**: 25 feet for RH-1 and RO; 5 feet for RH-2. Size is also related to height of **building wall** (see text for each district).

² Minimum **rear yards**: 25 feet for RH-1 and RO; 20 feet for RH-2. Size is also related to height of **building wall** (see text for each district).

³ Minimum **side yards**: 10 feet for each side in RH-1 and RO; zero feet in RH-2. Distance is also related to height of **building wall (see text for each district)**.

⁴ Minimum **average lot width**: 60 feet for RH-1 and RO; 40 feet for RH-2.

⁵ **Accessory buildings** may extend into **side** and **rear yards**. (See General Provisions for Residence Districts).

Other Requirements:

Minimum **lot area**: 4000 square feet for RH-1 and RO; 4000 square feet for RH-2.

Maximum **floor area ratio (F.A.R.):** 0.5 to 1.7, depending upon **building coverage** (see text), except for RH-2 where F.A.R. is 2.0.

Maximum **building coverage: principal building(s)** 25% or less for the RH-1 and RO, (see text), 50% for the RH-2, **accessory building**, 10%.

Maximum **building** height: no direct limit, except for **zero lot line developments**.

Minimum **usable open space:** 125 sq. ft. per **dwelling unit**.

Minimum parking: For the RH-1 and RO districts, one **parking space** per **dwelling unit**. For the RH-2 district, .75 **parking space** per **dwelling unit**, located on the same **lot**, within 300 feet **walking distance** or in a **multi-lot residential development**; also for RO, one **parking space** for each 600 square feet of **net floor area** of office space; and for RH-2 one **parking space** for each 500 square feet of **gross floor area** of space used for charitable or philanthropic **uses** located on the same lot, within 300 feet **walking distance** or in a **multi-lot residential development**.

Note(s)—These pages are for illustration only. For greater detail, and for other non-residential construction, refer to text of each district and to the general provisions for residence districts.

(Ord. No. 1726, Sched. A, 12-2-13)

		Residential Districts							Business & Industrial Districts											
MINIMUM STANDARDS		RS1	RS2	RM1	RM2	RH1	RH2	RO		BA	BB	BC	BD	BD-1	BD-2	BD-3	BE	IL	IH	
Lot Area (Square Feet)		4,000	4,000	4,000	4,000	4,000	4,000	4,000		None	None	None	None	None	None	None	None	None	None	
Lot Area per Dwelling Unit	¹ Standard	2,000	2,000	2,000	2000	NA	NA	NA		2000	2000	3500	NA	NA	NA	NA	NA	X	X	
(Square Feet)	Efficiency	NA	NA	2,000	1400	NA	NA	NA		1400	1400	2000	NA	NA	NA	NA	X	X	X	
	Elderly	NA	NA	1750	1000	NA	NA	NA		1000	1000	1750	NA	NA	NA	NA	X	X	X	
Yards (In Feet)	Front	25	25	20	17	25	5	25		See Section 43										
	Rear	25	25	25	2	25	10	25		See Section 43										
	Side	8,12	8,12	8,12	8,10	10,10 ⁷	0	10		See Section 43										
	² Corner	8	8	8	8	10	0	10		See Section 43										
Usable Open Space per Dwelling Unit (Square Feet)		X	X	X	X	125	125	125		X	X	X	X	X	NA	50	X	X	X	
Elderly Housing Units						100	100	100												
Average Lot Width (In Feet) ³		50	50	50	50	50	40	50		X	X	X	X	X	NA	NA	X	X	X	
MAXIMUM STANDARDS																				
Total Building Coverage (%)		30	30	30	30	25 ⁴	50 ⁴	25 ⁴		NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
		All buildings				Principal Buildings														
Building height, Lesser of: Number of Stories		3	3	3	4	No Direct Limit				No Direct Limit					200 feet ⁸	No Direct Limit				
Average Height (In Feet)		35	35	35	45	No Direct Limit				No Direct Limit							No Direct Limit			
Floor Area Ratio (FAR)		NA	NA	NA	NA	.5-1.7	2.0	.5-1.7		2.0	2.0	2.0	6.0	6.0	6.0 ⁹	6.0	6.0	3.0	4.0	

4/30/2021 SCHEDULE B: ZONING ORDINANCE TEXT FOR ACCESSORY DWELLING UNITS IN RM-1, RM-2, RS-1, and RS-2 Zones AND REDUCING MINIMUM LOT SIZE TO 4000 SF.

PARKING AND LOADING																		
Per Dwelling Unit: Elderly	NA	NA	½	½	½	¼	½		½	½	½	0	½	½	½	NA	NA	NA
ADUs	NA	NA	NA	NA	NA	NA	NA											
Standard	See note 5. below		1	1	1	.75	1		1	1	1	1	0	1	1	NA	NA	NA
For Public Housing Authority Lots	NA	NA	NA	NA	NA	½	NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
For Commercial or Industrial Use:																		
General Office, Per 600 N.S.F.	NA	NA	NA	NA	1	0	1		1	1	1	0	0	*10	0	1	1	1
⁶ Retail, Per 200 N.S.F. Sales/Service Area	NA	NA	NA	NA	1	0	NA		1	1	1	0	0	*10	0	1	1	1
Per Medical Practitioner	NA	NA	NA	NA	NA	0	3		3	X	X	0	0	*10	*10	X	X	X
Other Uses	NA	See § 45 Zoning Ordinance Text For Other Uses Not Listed Here												*10	*10	See § 45		
Commercial or Industrial Use Loading	See § 45(a)(1)(b) Ordinance Text - Depends On Whether Use Is Concerned With Handling Of Goods																	
Key: NA-Not Applicable; X-Not Permitted.																		

RESIDENTIAL DISTRICTS:

TABLE 2. SUMMARY OF DENSITY, BULK, PARKING AND LOADING REGULATIONS

Note(s)—This Summary Schedule is for convenience in use of the ordinance. In case of conflict, the District Regulations shall prevail. Terms in boldface italics are defined in Section 1Note(s)— of this Ordinance.

Notes:
¹ See Ordinance text for standard for developed blockfronts with lesser setbacks.
² Corner lot: Any yard facing a street is a front yard. Rear and side yards are by owner choice.
³ Variable. Lower building coverage permits a higher floor area ratio (FAR), which is a ratio of gross building area to land area.
⁴ See subsection 15(b)(2) for expansion of certain institutional uses.

⁵ For **single family dwellings** that are **detached dwellings** in the RS1 and RS2 Districts, one parking space for the first bedroom and ½ parking space for each additional bedroom, rounded to the next higher whole number if a fraction. All parking spaces shall be located on the same lot. For an efficiency unit, one parking space.

⁶ For stores less than 5,000 square feet. One parking space per 100 square feet sales or service area is required for space over 5,000 square feet.

⁷ See section 15(b)(2) for expansion of certain institutional uses.

⁸ Ten-foot height bonus available under § 43(c)(2).

⁹ When a rear or side lot line in a BD-2 District abuts a residential district, FAR shall not exceed 2.5.

¹⁰ See section 45(a), section 45(a)(7) and section 12(b)(1)h.

(Ord. No. 1377, 5-16-05; Ord. No. 1412 (Rev. Sched. A, § 2), 5-1-06; Ord. No. 1726, Schedule