

RESIDENTIAL LOT AND BULK STANDARDS FOR SINGLE-FAMILY AND TWO-FAMILY ZONE DISTRICTS

The tables below are a summary of the lot, bulk and intensity of use standards for single-family and two-family residential development in the single-family and two-family zone districts. THIS IS ONLY A SUMMARY; the text of Chapter 190 should be consulted for additional regulations not included in the tables, and for definitions, conditions and limiting provisions for these standards.

LOT AREAS AND DIMENSIONS

Requirement - INTERIOR LOTS	Zone District						
	R-125	R-110	R-1	R-1A	R-2	R-2A	R-3
Min. lot area (sq. ft.)	25,000	19,250	14,000	14,000	10,500	14,000	8,400
Min. lot width at min. front yard setback line (ft.)	125	110	100	100	75	100	60
Min. lot width at any other point (ft.)	100	90	80	80	60	80	50
Min. average lot width (ft.)	125	110	100	100	75	100	60
Min. lot depth (ft.)	160	140	120	120	120	120	120
Min. buildable area rectangle - width x depth (ft.)	80 x 70	70 x 60	60 x 50	60 x 50	50 x 50	60 x 50	40 x 50
Min. usable area rectangle - width x depth (ft.)	100 x 160	90 x 140	80 x 120	80 x 120	60 x 120	80 x 120	50 x 120

Requirement - CORNER LOTS

Min. lot area (sq. ft.)	31,000	22,750	16,800	16,800	14,700	16,800	12,600
Min. lot width at min. front yard setback line (ft.)	155	130	120	120	105	120	90
Min. lot width at any other point (ft.)	130	110	100	100	90	100	80
Min. average lot width (ft.)	155	130	120	120	105	120	90
Min. lot depth (ft.)	160	140	120	120	120	120	120
Min. buildable area rectangle - width x depth (ft.)	80 x 70	70 x 60	60 x 50	60 x 50	50 x 50	60 x 50	40 x 50
Min. usable area rectangle - width x depth (ft.)	100 x 160	90 x 140	80 x 120	80 x 120	60 x 120	80 x 120	50 x 120

PRINCIPAL BUILDING HEIGHT AND SETBACKS

Requirement	Zone District						
	R-125	R-110	R-1	R-1A	R-2	R-2A	R-3
Max. building height (ft.)	30 or 35	30 or 35	30 or 35	30 or 35	30 or 35	30 or 35	30
Max. building height (stories)	2-1/2	2-1/2	2-1/2	2-1/2	2-1/2	2-1/2	N.A.
Min. front yard (ft.)	50	40	40	40	40	40	40
Min. each side yard (ft.)	20	15 or 2/3 height of bldg.	15 or 2/3 ht. of bldg.	15 or 2/3 ht. of bldg.	10	15 or 2/3 ht. of bldg.	10
Min. both side yards (ft.)	40	33% of lot width at min. front yard	33% of lot width at min. front yard	33% of lot width at min. front yard	33% of lot width at min. front yard	33% of lot width at min. front yard	33% of lot width at min. front yard
Min. rear yard (ft.)	40	40	30	30	30	30	30

COVERAGE BY ABOVE-GRADE STRUCTURES AND IMPROVEMENTS

Requirement	Zone District						
	R-125	R-110	R-1	R-1A	R-2	R-2A	R-3
ABOVE-GRADE STRUCTURES							
Max. total coverage (% of lot area)	20%	20%	20%	20%	20%	20%	25%
Max. coverage within specified distance of front lot line (% of lot area within specified distance)	20%	20%	20%	20%	20%	20%	25%
ALL IMPROVEMENTS							
Max. total coverage (sq. ft. and % lot area)	< 14,000 sf lot area: lesser of 45% of lot area or 5,600 sf coverage						
	14,000 to 24,999 sf lot area: lesser of 40% of lot area or 8,750 sf coverage						
	25,000+ sf lot area: 35% of lot area						
Max. coverage within specified distance of front lot line (sq. ft. and % of lot area within specified distance)	< 14,000 sf lot area within specified distance: lesser of 45% of such area or 5,600 sf coverage						
	14,000 to 24,999 sf lot area within specified distance: lesser of 40% of such area or 8,750 sf coverage						
	25,000+ sf lot area within specified distance: 35% of such area						

GROSS BUILDING AREA - SINGLE FAMILY DWELLINGS

Requirement

PRINCIPAL BUILDINGS

Max. total gross building area (sq. ft. and % lot area)	< 8,400 sf lot: lesser of 35% of lot area or 2,856 sf GBA
	8,400 to 10,499 sf lot: lesser of 34% of lot area or 3,360 sf GBA
	10,500 to 13,999 sf lot: lesser of 32% of lot area or 4,060 sf GBA
	14,000 to 19,249 sf lot: lesser of 29% of lot area or 4,620 sf GBA
	19,250 to 24,999 sf lot: lesser of 24% of lot area or 5,000 sf GBA
	25,000+ sf lot: 20% of lot area
Max. gross building area within specified distance of front lot line (sq. ft. and % of lot area within specified distance)	< 8,400 sf area within specified distance: lesser of 35% of such area or 2,856 sf GBA
	8,400 to 10,499 sf area within specified distance: lesser of 34% of such area or 3,360 sf GBA
	10,500 to 13,999 sf area within specified distance: lesser of 32% of such area or 4,060 sf GBA
	14,000 to 19,249 sf area within specified distance: lesser of 29% of such area or 4,620 sf GBA
	19,250 to 24,999 sf area within specified distance: lesser of 24% of such area or 5,000 sf GBA
	25,000+ sf area within specified distance: 20% of such area

ACCESSORY BUILDINGS

Max. total gross building area (sq. ft. and % lot area)	< 8,400 sf lot: lesser of 7.5% of lot area or 588 sf GBA
	8,400 to 10,499 sf lot: lesser of 7% of lot area or 682 sf GBA
	10,500 to 13,999 sf lot: lesser of 6.5% of lot area or 840 sf GBA
	14,000 to 19,249 sf lot: lesser of 6% of lot area or 962 sf GBA
	19,250 to 24,999 sf lot: lesser of 5% of lot area or 1,000 sf GBA
	25,000+ sf lot: 4% of lot area
Max. gross building area within specified distance of front lot line (sq. ft. and % of lot area within specified distance)	< 8,400 sf area within specified distance: lesser of 7.5% of such area or 588 sf GBA
	8,400 to 10,499 sf area within specified distance: lesser of 7% of such area or 682 sf GBA
	10,500 to 13,999 sf area within specified distance: lesser of 6.5% of such area or 840 sf GBA
	14,000 to 19,249 sf area within specified distance: lesser of 6% of such area or 962 sf GBA
	19,250 to 24,999 sf area within specified distance: lesser of 5% of such area or 1,000 sf GBA
	25,000+ sf area within specified distance: 4% of such area

GROSS BUILDING AREA - TWO FAMILY DWELLINGS

Requirement

PRINCIPAL BUILDINGS

Max. total gross building area (sq. ft. and % lot area)	< 8,400 sf lot: lesser of 40% of lot area or 3,276 sf GBA
	8,400 to 10,499 sf lot: lesser of 39% of lot area or 3,675 sf GBA
	10,500 to 13,999 sf lot: lesser of 35% of lot area or 4,060 sf GBA
	14,000 to 19,249 sf lot: lesser of 29% of lot area or 4,620 sf GBA
	19,250 to 24,999 sf lot: lesser of 24% of lot area or 5,000 sf GBA
	25,000+ sf lot: 20% of lot area
Max. gross building area within specified distance of front lot line (sq. ft. and % of lot area within specified distance)	< 8,400 sf area within specified distance: lesser of 40% of such area or 3,276 sf GBA
	8,400 to 10,499 sf area within specified distance: lesser of 39% of such area or 3,675 sf GBA
	10,500 to 13,999 sf area within specified distance: lesser of 35% of such area or 4,060 sf GBA
	14,000 to 19,249 sf area within specified distance: lesser of 29% of such area or 4,620 sf GBA
	19,250 to 24,999 sf area within specified distance: lesser of 24% of such area or 5,000 sf GBA
	25,000+ sf area within specified distance: 20% of such area

ACCESSORY BUILDINGS

Max. total gross building area (sq. ft. and % lot area)	< 8,400 sf lot: lesser of 7.5% of lot area or 588 sf GBA
	8,400 to 10,499 sf lot: lesser of 7% of lot area or 682 sf GBA
	10,500 to 13,999 sf lot: lesser of 6.5% of lot area or 840 sf GBA
	14,000 to 19,249 sf lot: lesser of 6% of lot area or 962 sf GBA
	19,250 to 24,999 sf lot: lesser of 5% of lot area or 1,000 sf GBA
	25,000+ sf lot: 4% of lot area
Max. gross building area within specified distance of front lot line (sq. ft. and % of lot area within specified distance)	< 8,400 sf area within specified distance: lesser of 7.5% of such area or 588 sf GBA
	8,400 to 10,499 sf area within specified distance: lesser of 7% of such area or 682 sf GBA
	10,500 to 13,999 sf area within specified distance: lesser of 6.5% of such area or 840 sf GBA
	14,000 to 19,249 sf area within specified distance: lesser of 6% of such area or 962 sf GBA
	19,250 to 24,999 sf area within specified distance: lesser of 5% of such area or 1,000 sf GBA
	25,000+ sf area within specified distance: 4% of such area