

SEC. 6-205. SCHEDULE OF REQUIRED OPEN SPACES, LIMITING HEIGHTS AND BULK OF BUILDINGS.⁺
(a) RESIDENTIAL ZONES

ZONE	MAXIMUM HEIGHT		MINIMUM LOT SIZE		LOT SHAPE	FLOOR AREA RATIO	MINIMUM FRONT YARD (DEPTH)	MINIMUM SIDE YARD (WIDTH)	MINIMUM REAR YARD (DEPTH)
	STORIES	FEET	AREA	FRONTAGE					
RA-4 (Single family)	3-1/2	50 ft.	4 Acres	125 ft. Lot width 200 ft. to be measured at house location	Large enough to contain a circle 300 ft. in diameter	.0625 See Note 7 Below	75 ft. or height of existing building, whichever is greater	Each equal to at least height of building but not less than 50 ft.	75 ft. or height of existing building whichever is greater
RA-2 (Single family)	3-1/2	47½ ft.	2 Acres	125 ft. Lot width 150 ft. to be measured at house location	Large enough to contain a circle 200 ft. in diameter	.09 See Note 7 Below	75 ft. or height of existing building, whichever is greater	Each equal to at least height of building but not less than 35 ft.	75 ft. or height of existing building whichever is greater
RA-1 (Single family)	2-1/2	40 ft.	1 Acre	125 ft.	Large enough to contain a circle 150 ft. in diameter	.135	50 ft. or height of existing building, whichever is greater	Each equal to at least height of building but not less than 25 ft.	50 ft. or height of existing building whichever is greater
R-20 (Single family)	2-1/2	37½ ft.	20,000 sq. ft.	100 ft.	Large enough to contain a circle 100 ft. in diameter	.225	40 ft. or height of existing building whichever is greater	Each equal to at least 1/2 the height of the building but not less than 15 ft. Sum of both not less than 35 ft.	40 ft. or height of existing building whichever is greater
R-12 (Single family)	2-1/2	35 ft.	12,000 sq. ft.	80 ft.	Large enough to contain a 60' by 100' rectangle	.315	35 ft. or height of existing building whichever is greater	Each equal to at least 1/3 the height of the building but not less than 10 ft. Sum of both not less than 25 ft.	35 ft. or height of existing building whichever is greater
R-7 (Single family)	2-1/2	35 ft.	7,500 sq. ft.	65 ft.	Large enough to contain a 45' by 85' rectangle	.36	25 ft. or height of existing building, whichever is greater	Each equal to at least 1/7 the height of the building but not less than 5 ft. Sum of both not less than 15 ft.	25 ft. or 3/4 of height of existing building whichever is greater
R-6 (Single, two family)	2-1/2	35 ft.	7,500 sq. ft.	60 ft.	Large enough to contain a 45' by 85' rectangle	.55	25 ft. or height of existing building whichever is greater	Each equal to at least 1/7 the height of the building but not less than 5 ft. Sum of both not less than 15 ft.	25 ft. or 3/4 of height of existing building whichever is greater
(Multi-family Dwellings. Dwellings groups and other permitted uses)* (12/27/78)	3	35 ft.	4,200 sq. ft. per family (Note 9) (11/21/81)	60 ft.	Same as above		Same as above	25 ft.	same as above
R-MF (Single, two family)	2-1/2	35 ft.	3,600 sq. ft.	60 ft.	Large enough to contain a 45' by 85' rectangle	.60	25 ft.	15 ft.	25 ft.
(Multi-family Dwellings. Dwelling groups and other permitted uses)**	4	40 ft.	2,400 sq. ft. per family	60 ft.			20 ft. per story but in no case less than 50 ft.	20 ft. per story but in no case less than 50 ft.	20 ft. per story but in no case less than 50 ft.

* See Section 6-98(a)(2)

** See Section 6-98(a)(2)

Note 7 – F.A.R. of .05 in RA-4, and F.A.R of .07 in RA-2 Zones Applicable to Special Exception and Special Permit Uses Only

+ Street side yard - See Division 10 of this Article.

Corner lots - See Division 10 of this Article.

Minimum Front Yard - Streets less than 50 feet - See Section 6-203.