

Section 6.1
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Dimensional Regulations

District	Use	Lot Size Minimum	Lot Width Minimum	Street Frontage Minimum	Front Yard Setback	Side Yard Setback	Rear Yard Setback	Landscaped Useable Open Space	Height Feet (Note 1)	Height Stories (Note 1)	Building Ground Coverage	Floor Area Ratio
R-1	Single Family Detached	12,000 sf	60 feet	100 feet	25 feet	12 feet	30 feet	50%	35 feet	2 1/2	25%	—
R-1	Other Permitted Use	15,000 sf	60 feet	125 feet	25 feet	25 feet	30 feet	50%	35 feet	2 1/2	25%	—
R-1	Townhouse Development	18 acres	60 feet	125 feet	75 feet	50 feet	50 feet Section 14	per	35 feet	2 1/2 Section 14	per	N/A
R-2	Single Family Detached Dwelling	12,000 sf	60 feet	100 feet	25 feet	12 feet	30 feet	50%	35 feet	2 1/2	25%	—
R-2	Two Family Dwelling by Conversion of Single Family Dwelling	10,000 sf	60 feet	80 feet	25 feet	20 feet	30 feet	50%	35 feet	2 1/2	25%	—
R-2	Two Family Dwelling by New Construction	15,000 sf	60 feet	100 feet	25 feet	20 feet	30 feet	50%	35 feet	2 1/2	25%	—
R-2	Other Permitted Use	15,000 sf	60 feet	125 feet	25 feet	20 feet	30 feet	50%	35 feet	2 1/2	25%	—
R-2	Townhouse Development	18 acres	60 feet	125 feet	75 feet	50 feet	50 feet Section 14	per	35 feet	2 1/2 Section 14	per	N/A
R-3	Townhouse or Garden Apartment: First Unit (amended 5/25/2000, 7/27/2000)	12,000 sf	40 feet	100 feet	25 feet	25 feet	30 feet	50%	35 feet	2 1/2	25%	—
R-3	Townhouse or Garden Apartment: Each Additional Unit (amended 5/25/2000, 7/27/2000)	5,000 sf	40 feet	100 feet	25 feet	25 feet	30 feet	50%	35 feet	2 1/2	25%	—
R-3	Other Permitted Use (amended 5/25/2000, 7/27/2000)	12,000 sf	40 feet	100 feet	25 feet	25 feet	30 feet	50%	35 feet	2 1/2	25%	—
R-4	Apartment: First Unit (amended 5/25/2000, 7/27/2000)	12,000 sf	40 feet	100 feet	25 feet	25 feet (Note 2)	30 feet (Note 2)	40%	80 feet	7	30%	—
R-4	Apartment: Each Additional Unit (amended 5/25/2000, 7/27/2000)	4,000 sf	40 feet	100 feet	25 feet	25 feet (Note 2)	30 feet (Note 2)	40%	80 feet	7	30%	—
R-4	Other Permitted Use (amended 5/25/2000, 7/27/2000)	12,000 sf	40 feet	100 feet	25 feet	25 feet	30 feet	40%	35 feet	2 1/2	30%	—
S-1	Apartment: First Unit	12,000 sf	40 feet	100 feet	25 feet	25 feet	30 feet	20%	35 feet	2 1/2	40%	—
S-1	Apartment: Each Additional Unit	2,500 sf	40 feet	100 feet	25 feet	25 feet	30 feet	20%	35 feet	2 1/2	40%	—
S-1	Other Permitted Use	12,000 sf	40 feet	125 feet	25 feet	25 feet	30 feet	20%	35 feet (Note 5)	2 1/2 (Note 5)	40%	—

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S-1	Townhouse Development: First Unit (added 7/10/1998, amended 5/25/2000, 7/27/2000)	12,000 sf	40 feet	100 feet	25 feet	25 feet	30 feet	50%	35 feet	2 1/2	25%	—
S-1	Townhouse Development: Each Additional Unit (added 7/10/1998, amended 5/25/2000, 7/27/2000)	5,000 sf	40 feet	100 feet	25 feet	25 feet	30 feet	50%	35 feet	2 1/2	25%	—
B-N	Townhouse Development: First Unit (added 10/9/1998, amended 5/25/2000, 7/27/2000)	12,000 sf	40 feet	100 feet	25 feet	25 feet	30 feet	40%	35 feet	2 1/2	30%	—
B-N	Townhouse Development: Each Additional Unit (added 10/9/1998, amended 5/25/2000, 7/27/2000)	4,000 sf	40 feet	100 feet	25 feet	25 feet	30 feet	40%	35 feet	2 1/2	30%	—
B-N	Any Permitted Use	12,000 sf	40 feet	125 feet	25 feet	25 feet	15 feet	5%	35 feet	2 1/2	33%	—
B-H	Any Permitted Use	12,000 sf	40 feet	125 feet	25 feet	25 feet	15 feet	5%	35 feet	2 1/2	33%	—
B-D	Any Permitted Use (amended 2/14/2001)	None	40 feet	50 feet	—	—	0	0	40 feet (Note 3)	3	100%	—
B-I	Any Permitted Use (amended 4/3/2000, 4/18/2000)	12,000 sf	40 feet	125 feet	25 feet	25 feet	30 feet	15%	80 feet (Note 8)	7 (Note 8)	—	.50 (Notes 4, 5, 6, 7)
I-P	Any Permitted Use (amended 4/3/2000, 4/18/2000)	40,000 sf	40 feet	125 feet	25 feet	25 feet	25 feet	30%	80 feet (Note 8)	7 (Note 8)	—	.50 (Notes 6, 7)
IP-2	Any Permitted Use (amended 4/3/2000, 4/18/2000, 8/27/2001)	40,000 sf	40 feet	125 feet	25 feet	25 feet	25 feet	30%	80 feet (Note 8)	7 (Note 8)	—	.50 (Notes 6, 7)
I-G	Any Permitted Use	10,000 sf	40 feet	100 feet	20 feet	20 feet	20 feet	10%	35 feet	3	50%	—
O-P	Any Permitted Use (amended 4/3/2000, 4/18/2000)	40,000 sf	40 feet	125 feet	25 feet	25 feet	25 feet	30%	80 feet (Note 8)	7 (Note 8)	— (Note 4)	.50 (Notes 6, 7)
OP-93	Any Permitted Use (added 8/24/2000)	40,000 sf	40 feet	125 feet	25 feet	25 feet	25 feet	30%	80 feet	7	— (Note 4)	.75

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S-2	Elevator Apartments, Extended Care Facility, Congregate Elderly Housing: First Unit (added 5/24/2004)	12,000 sf	40 feet	100 feet	25 feet; 10 feet when property abuts interstate highway	25 feet (Note 2); 10 feet when property abuts interstate highway	30 feet (Note 2); 10 feet when property abuts interstate highway	40%	80 feet	7	30%	—
S-2	Elevator Apartments, Extended Care Facility, Congregate Elderly Housing: Each Additional Unit (added 5/24/2004)	4,000 sf	40 feet	100 feet	25 feet; 10 feet when property abuts interstate highway	25 feet (Note 2); 10 feet when property abuts interstate highway	30 feet (Note 2); 10 feet when property abuts interstate highway	40%	80 feet	7	30%	—
S-2	Other Permitted Use (added 5/24/2004)	40,000 sf	40 feet	125 feet	25 feet	25 feet	25 feet	30%	80 feet	7	— (Note 4)	.75
O-S	Any Permitted Use	12,000 sf	40 feet	100 feet	25 feet	12 feet	30 feet	90%	35 feet	2 1/2	10%	—