

# Unified Development Code

## Lot Dimensional and Development Standards

### Standards – Residential Districts

	A-R	R-R	S-R	R-1	DP-1	DP-2	ZL	MF-1	MF-2	MF-3	M-R
<b>Lot Area (internal lot) Min.</b>	10 acres	43,560 sf	20,000 sf	5,000 sf	12,000 sf	6,200 sf	3,400 sf	Minimum of 21,780sf	Minimum of 10,890sf	Minimum of 7,275sf	5,000 sf
<b>Lot Area (corner lot) Min.</b>	10 acres	43,560 sf	20,000 sf	6,000 sf	12,000 sf	8,000 sf	3,400 sf	n/a	n/a	n/a	6,000 sf
<b>Lot Frontage Internal/corner lots Min.</b>	150'	150'	100'	50'/60'	100'	60'/75'	40'	100'	100'	75'	50'/60'
<b>Lot Depth Min.</b>	200'	200'	100'	100'	120'	90'	85'	100'	100'	100'	100'
<b>Units per acre Max.</b>	-	1	2	8	6	14		6	12	20	8
<b>Front Yard Setback Min.</b>	40'	40'	25'	25'	25'	25'	20'	25'	25'	25'	25'
<b>Rear Yard Setback (Primary Structure) Min.</b>	20% of lot depth up to 40'	20% of lot depth up to 40'	20% of lot up to 30'	15'	15'	15'	10'	10'	10'	10'	15'
<b>Rear Yard Setback (Accessory Structure) Min.</b>	20'	20'	20'	5'	5'	5'	5'	10'	10'	10'	5'
<b>Side Setback (internal lot) Min.</b>	20'	20'	10'	5'	10'	6'	See district info	10'	10'	10'	5'
<b>Side Setback (corner lot) Min.</b>	25'	25'	15'	15'	15'	15'	See district info	15'	15'	15'	15'
<b>Impervious Coverage Max.</b>	20% of lot area	40% of lot area	40% of lot area	60% of lot area	60% of lot area	60% of lot area	75% of lot area	70% of lot area	70% of lot area	70% of lot area	60% of lot area
<b>Height of Structures Max.</b> (whichever is less)	30' or 2 ½ stories	30' or 2 ½ stories	30' or 2 ½ stories	30' or 2 ½ stories	30' or 2 ½ stories	30' or 2 ½ stories	30' or 2 ½ stories	30' or 2 ½ stories	45 feet or 3 stories	45 feet or 3 stories	30' or 2 ½ stories

## Standards – Non-residential Districts

	<b>NC</b>	<b>C</b>	<b>P</b>	<b>LI</b>	<b>I</b>
<b>Lot Area (internal lot)</b>	6,000 sf				
<b>Lot Area (corner lot)</b>	7,500 sf				
<b>Lot Frontage</b> ( internal lot/corner lot)	50'/ 60'	50'/60'	50'/60'	50'/60'	50'/60'
<b>Lot Depth</b>	100'	100'	100'	100'	100'
<b>Units per acre</b>	n/a	n/a	n/a	n/a	n/a
<b>Front Yard Setback</b>	20'	20'	25'	25'	25'
<b>Rear Yard Setback</b>	5' with an additional 2' for each story above 24' with max of 25'	5' with an additional 2' for each story above 24' with max of 25'	5' with an additional 2' for each story above 24' with max of 25'	5' with an additional 2' for each story above 24' with max of 25'	5' with an additional 2' for each story above 24' with max of 25'
<b>Side Setback (internal lot)</b>	5'	5'	5'	5'	5'
<b>Side Setback (corner lot)</b>	15'	15'	15'	15'	15'
<b>Impervious Cover Max.</b>	80% of lot area	80% of lot area	75% of lot area	80% of lot area	80% of lot area
<b>Maximum Height of Structures</b>	n/a	n/a	n/a	n/a	n