

Low Density Residential Zoning Requirements

| Zoning                         | Existing Zoning     |                     |                     | Proposed Zoning     |                     | Existing Zoning     |                     |                     |                     | Proposed Zoning     |                     | Existing Zoning     | Proposed Zoning     |
|--------------------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
|                                | RAA                 | RA                  | R1                  | LDR1                | LDR2                | R2                  | R3                  | R4                  | R5                  | LDR3                | LDR4                | R6                  | MDR1                |
| Min. Lot Area (sq. ft.)        | 90,000              | 45,000              | 30,000              | 90,000              | 45,000              | 18,000              | 10,000              | 6,000               | 5,000               | 15,000              | 7,500               | 5,000               | 4,000 <sup>★</sup>  |
| Units/ Acre                    | .48                 | .97                 | 1.45                | .48                 | .97                 | 2.42                | 4.36                | 7.26                | 8.71                | 2.90                | 5.81                | 8.71                | 10.89               |
| Min. Lot Width (ft.)           | 200                 | 150                 | 125                 | 200                 | 150                 | 95                  | 75                  | 65                  | 55                  | 100                 | 60                  | 50                  | 40                  |
| Max. Lot Coverage (%)          | 15%                 | 15%                 | 15%                 | —                   | —                   | 18%                 | 20%                 | 30%                 | 35%                 | —                   | —                   | 40%                 | —                   |
| Max. Impervious (%)            | 20%                 | 20%                 | 21%                 | 20%                 | 20%                 | 24%                 | 28%                 | 39%                 | 45%                 | 25% <sup>★</sup>    | 45%                 | 50%                 | 50%                 |
| Max. Height (ft.) <sup>★</sup> | 35 ft/<br>3 stories | 35 ft/<br>3 stories | 35 ft/<br>3 stories | 35 ft/<br>2 stories | 35 ft/<br>2 stories | 35 ft/<br>3 stories | 35 ft/<br>3 stories | 35 ft/<br>3 stories | 35 ft/<br>3 stories | 35 ft/<br>2 stories | 35 ft/<br>2 stories | 35 ft/<br>3 stories | 35 ft/<br>2 stories |
| Min. Front Setback (ft.)       | 50                  | 50                  | 50                  | 100                 | 50                  | 40                  | 40                  | 30                  | 25                  | 40                  | 25                  | 20                  | 10 min./ 20 max.    |
| Min. Side Setback (ft.)        | 15/<br>40 Agg.      | 15/<br>40 Agg.      | 15/<br>40 Agg.      | 20                  | 20                  | 12/<br>35 Agg.      | 10/<br>30 Agg.      | 8/<br>20 Agg.       | 8/<br>20 Agg.       | 15                  | 10                  | 8/<br>20 Agg.       | 0 or 5 ft min.      |
| Min. Rear Setback (ft.)        | 25                  | 25                  | 25                  | 25                  | 25                  | 25                  | 25                  | 25                  | 25                  | 25                  | 25                  | 25                  | 25                  |

**Proposed Revisions to the Low Density Residential Zoning Requirements:**

- ★ The maximum height will be revised.
- ★ The maximum impervious surface in the LDR3 District will be increased to 30%-35%.
- ★ The minimum lot area in the MDR1 District will be clarified (per unit).



**Low/Medium Density Residential Zoning**