

**Table 2-2
Dimensional Requirements for Residential Zoning Districts**

NP = Not Permitted NA = Not Applicable

MINIMUM LOT SIZE AND MAXIMUM DENSITY BY USE	R-30	R-20	R-15	MDR
Minimum lot size, detached single-family dwelling lot (square feet)	30,000	20,000	15,000	11,000
Minimum lot size, two-family dwelling lot (square feet)	NP	NP	NP	22,000
Minimum lot size, fee simple townhouse lot	NP	NP	NP	2,000
Minimum lot size, lot for any other permitted use not otherwise specified in this table (square feet)	30,000	20,000	15,000	11,000
Maximum residential density, detached single-family dwelling (dwelling units per acre)	1.2	1.75	2.3	3.2
Maximum residential density, permitted multiple-family dwelling types (dwelling units per acre)	NP	NP	NP	5.0
Maximum residential density, multiple-family dwelling types with special use approval (dwelling units per acre)	NP	NP	NP	8.0
BUILDING AND SITE REQUIREMENTS				
Maximum impervious surface coverage of a lot, detached single-family dwelling (percent)	25%	30%	35%	40%
Maximum impervious surface coverage of a lot, permitted uses other than detached single-family dwelling (percent)	35%	40%	45%	50%
SETBACKS FOR PRINCIPAL BUILDINGS AND ACCESSORY STRUCTURES LARGER THAN 144 SQUARE FEET IN FLOOR AREA				
Front (feet)	45	35	35	35
Side (feet)	12	10	10	10
Rear (feet)	40	35	30	20
Front (feet)	NP	NP	NP	NP
Side (feet)	5	5	5	5
SPECIAL SETBACKS, BUFFERS, AND LANDSCAPE STRIPS				
Minimum principal or accessory building setback abutting any R-30, R-20, or R-15 zoning district (feet)	NA	NA	NA	35