

**Chart No. 2  
DEVELOPMENT STANDARDS FOR RESIDENTIAL DISTRICTS**

<b>Development Standards</b>	<b>R-9</b>	<b>R-6</b>	<b>R - GR</b>
<b>Single Family Dwelling</b>			
Minimum Lot Area - Sq. Ft.	9000	6000	4500
Minimum Lot Width - Feet	70	60	45
Minimum Front Yard - Feet	15	15	15
Minimum Side Yard - Feet	5	5	5
Minimum Side Yards Both - Feet	20% of lot width	20% of lot width	20% of lot width
Minimum Rear Yard - Feet	10	10	10
Maximum Building Height - Feet	35	35	35
Off Street Parking (Sect.23-3-19)	2	2	2
<b>Two Family - Duplex Dwelling</b>			
Minimum Lot Area - Sq. Ft.	NA	NA	2700
Minimum Lot Width - Feet	"	"	60
Minimum Front Yard - Feet	"	"	15
Minimum Side Yard - Feet	"	"	5
Minimum Side Yards Both - Feet	"	"	20% of lot width
Minimum Rear Yard - Feet	"	"	10
Maximum Building Height - Feet	"	"	35
Off Street Parking (Sect.23-3-19)	"	"	See Below
<b>Townhouse Dwelling - 3 - 8 Units</b>			
Minimum Lot Area - Sq. Ft.	NA	NA	6000
Minimum Lot Width - Feet	"	"	60
Minimum Front Yard - Feet	"	"	15
Minimum Side Yard - Feet	"	"	5
Minimum Side Yards Both - Feet	"	"	20% of lot width
Minimum Rear Yard - Feet	"	"	10
Maximum Building Height - Feet	"	"	35
Off Street Parking (Sect.23-3-19)	"	"	See Below
<b>Multi Family -6 or more Units</b>			
Minimum Lot Area - Sq. Ft.	NA	NA	12,000
Minimum Lot Width - Feet	"	"	60
Minimum Front Yard - Feet	"	"	15
Minimum Side Yard - Feet	"	"	5
Minimum Side Yards Both - Feet	"	"	20% of lot width
Minimum Rear Yard - Feet	"	"	10
Maximum Building Height - Feet	"	"	60
Minimum Lot Size	"	"	12,000
Minimum Lot SF / Unit (Up to 4 story)	"	"	
Efficiency / Loft	"	"	1240
1 Bedroom	"	"	1440
2 Bedroom	"	"	1825
3 Bedroom	"	"	2200
4+ Bedroom	"	"	2725
Off Street Parking (Sect.23-3-19)	"	"	See Below
Maximum Density/Gross Acre	"	"	35
<b>Off Street Residential Parking Requirements - All R Districts - See also Section 23-3-19</b>			
One Family	2 spaces		
Mobile Home	2 spaces per homesite plus 1 space per park employee		
Multi Family - Incl. Duplex and Townhome			
Duplex	2 spaces per unit		
Townhome	2.25 spaces per unit		
Apartment/Condominium			
Studio/Loft	1.25 spaces per unit		
1 Br	1.5 spaces per unit		
2 - 3 Br	2.25 spaces per unit		
4+ Br	2.75 spaces per unit		
Boarding house	1 space per bedroom		