

SETBACK SCHEDULE



Zone	Use	Minimum Lot Requirements				Minimum Yard Requirements					Maximum Height (ft)	Residential Buffer Strip Required	Building Design & Site Plan Review Required
		Lot Area (sq ft)		Frontage (ft)		Lot Depth	Front Yard	Rear Yard	Side Yard				
		Inside Lot	Corner Lot	Inside Lot	Corner Lot				One	Both			
RA	Residential	1 Acre	1 Acre	200	200	150	35	25	20	50	35	No	No
	Non-Residential	1 Acre	1 Acre	200	200	150	35	25	20	50	35	No	No
R1	Residential	13,000 ^a	15,000 ^a	90	100	120	35	25	10	30	35	No	No
	Non-Residential	20,000	20,000	100	120	120	35	25	10	30	35	Yes	Yes
R2	Residential	9,200	10,350	80	90	120	35	25	10	24	35	No	No
	Non-Residential	20,000	20,000	100	120	120	35	25	10	24	35	Yes	Yes
R3	Residential	7,800	9,750	60	75	120	35	25	10	24	35	No	No
	Non-Residential	15,000	15,000	90	100	120	35	25	10	24	35	Yes	Yes
R7	Residential	10 acres	10 acres				75 ^b	50 ^c	50 ^c	50 ^c	35	No	Yes
R10	Residential	10 acres	10 acres				75 ^b	50 ^c	50 ^c	50 ^c	6 stories	No	Yes
R20	All permitted uses	4 acres	4 acres	250	250	250	100	200	200	400	16 stories	Yes	Yes
IN	All permitted uses	1 acre	1 acre	200	200	120	35	25	20	50	35	Yes	Yes
B1	All permitted uses	6,000	6,000	50	60	100	15	20	10	20	35	Yes	Yes
B2	All permitted uses	20,000	20,000	100	120	150	30	20	10	20	35	Yes	Yes
B3	All permitted uses	1 acre	1 acre	200	200	200	40	25	20	50	35	Yes	Yes
B4	All permitted uses	20,000	20,000	150	200	125	35 ^d	20 ^d	10	30	60	Yes	Yes
IR	All permitted uses	20,000	20,000	100	120	120	30 ^e	20 ^e	10 ^e	24 ^e	35	Yes	Yes
O1	All permitted uses	10,000	10,000	100	120	100	35 ^d	20 ^d	10	30	35	Yes	Yes
O2	All permitted uses	10,000	12,000	100	120	100	35 ^d	20 ^d	10	30	35 ^{****}	Yes	Yes
O3 ^h	All permitted uses											Yes	Yes

^a In Planned Communities, the minimum lot area in square feet may be reduced to 11,250 and 12,500 respectively.

^b Where the perimeter property line abuts a public county primary or arterial road.

^c No townhouse, garden apartment, or accessory buildings shall be closer than 50 feet to any perimeter property line or 75 feet to an existing structure on an adjacent lot.

^d Corner lots shall be considered to have two (2) front yards and two (2) rear yards.

^e For every 10,000 square feet or fraction thereof, of floor area in excess of 50,000 square feet, all yards shall be increased by a multiple of five (5) feet.

^f Maximum Building Coverage allowed is 30% of the lot area.

^g Maximum Building Coverage allowed is 50% of the lot area.

^h See Article XVIA Section 1601.

^{****} The heights of buildings in this zone may be increased over the maximum indicated provided that for every one (1) foot increase the front, side and rear yard requirements are increased one (1) foot. In addition, the following items may exceed the height limit provided they are screened: elevator penthouses, stair towers and mechanical equipment.

^{*****} In addition to the above zones, a Flood Plain Zone also exists to control flooding (see Article XXII).