

ZONING AND PLANNING

Table 14-701-1: Dimensional Standards for Lower Density Residential Districts³⁶⁹

Previous District Name	R1	R1A	R2	R3	R4	R5	R6/7	R9A/10A	R5A
District Name	RSD-1	RSD-2	RSD-3	RSA-1	RSA-2	RSA-3	RSA-4	RSA-5	RTA-1
See § 14-701(2)(b) (Notes for Table 14-701-1) for information pertaining to bracketed numbers (e.g., “[2]”) in table cells.									
Denotes building type not permitted or zoning requirements not applicable.									
Lot Dimensions									
Min. Lot Width (ft.)	75	65	50	50	35	25	18 [1]	16	25
Min. Lot Area (sq. ft.)	10,000	7,800	5,000	5,000	3,150	2,250	1,620 [1]	1,440 [2]	2,250
Min. Open Area (% of lot)	65	65	70	70	60	50	50	Intermediate: 30; Corner: 20 [3]	50
Front Setback									
Minimum (ft)	35	35	25	25	15	8	15	[4][5]	8
Minimum Side Yard Width [6], Permitted Residential Uses as set forth in § 14-602									
Detached, Intermediate Lot (ft.)	2/15 each	2/10 each	2/10 each, 25 total	2/10 each, 25 total	2/8 each	2/8 each	2/8 each	2/5 each	2/8 each
Detached, Corner Lot (ft.)	15	10	7	7	6	8	6	5	8
Semi-Detached (ft.)				25	16	8	8 [1]	5	8
Attached (ft.)							[1]		
Minimum Side Yard Width [6], Permitted Nonresidential Uses as set forth in § 14-602									
Detached, Intermediate Lot (ft.)			2/15 each	2/15 each	2/10 each	2/8 each	2/8 each	2/8 each	2/8 each
Detached, Corner Lot (ft.)			15	15	10	8	6	8	8
Rear Yard									
Min. Depth (ft.)	30	30	25	25	20	Single-Family 15; other 20	Single-Family 20; other 25	9 [7]	Single-Family 15; Other 20
Height									
Maximum (ft.)	38	38	38	38	38	38	38	38	38

³⁶⁹ Amended, Bill No. 120774-A (approved January 14, 2013); amended, Bill No. 130804 (approved December 18, 2013).