

SEC. 6-205. SCHEDULE OF REQUIRED OPEN SPACES, LIMITING HEIGHTS AND BULK OF BUILDINGS.
(a) RESIDENTIAL ZONES

ZONE	MAXIMUM HEIGHT		MINIMUM LOT SIZE		LOT SHAPE	FLOOR AREA RATIO (F.A.R.) ¹ as of 05-06-02	MINIMUM PERCENT GREEN AREA REQUIREMENTS*	MINIMUM FRONT YARD (DEPTH) ⁴	MINIMUM SIDE YARD (WIDTH)	MINIMUM REAR YARD (DEPTH)	STREET SIDE YARD (CORNER LOT) ³	ACCESSORY STRUCTURES IN REAR YARDS		
	STORIES	FEET	AREA	FRONTAGE								MINIMUM SIDE YARD	MINIMUM REAR YARD	MAXIMUM SIZE WITHOUT PZBA SPECIAL EXCEPTION
RA-4 (Single family)	3-1/2	50 ft.	4 Acres	125 ft. Lot width 200 ft. to be measured at house location	Large enough to contain a circle 300 ft. in diameter	.0625 See Note 7 Below	84%	75 ft.	50 ft.	75 ft.	62.5 ft.	35 ft.	35 ft.	1,200 sq. ft.
RA-2 (Single family)	3-1/2	47 1/2 ft.	2 Acres	125 ft. Lot width 150 ft. to be measured at house location	Large enough to contain a circle 200 ft. in diameter	.09 See Note 7 Below	78%	75 ft.	35 ft.	75 ft.	55 ft.	25 ft.	25 ft.	1,200 sq. ft.
RA-1 (Single family)	2-1/2	40 ft.	1 Acre	125 ft.	Large enough to contain a circle 150 ft. in diameter	.135	72%	50 ft.	25 ft.	50 ft.	37.5 ft.	15 ft.	15 ft.	800 sq. ft.
R-20 (Single family)	2-1/2	37 1/2 ft.	20,000 sq. ft.	100 ft.	Large enough to contain a circle 100 ft. in diameter	.225	62%	40 ft.	15 ft. Sum of both not less than 35 ft.	40 ft.	27.5 ft.	10 ft.	10 ft.	800 sq. ft.
R-12 (Single family)	2-1/2	35 ft.	12,000 sq. ft.	80 ft.	Large enough to contain a 60' by 100' rectangle	.315	55%	35 ft.	10 ft. Sum of both not less than 25 ft.	35 ft.	22.5 ft.	5 ft.	5 ft.	600 sq. ft.
R-7 (Single family)	2-1/2	35 ft.	7,500 sq. ft.	65 ft.	Large enough to contain a 45' by 85' rectangle	.36	50%	25 ft.	5 ft. Sum of both not less than 15 ft.	25 ft.	15 ft.	5 ft.	5 ft.	600 sq. ft.
R-6 (Single, two family)	2-1/2	35 ft.	7,500 sq. ft.	60 ft.	Large enough to contain a 45' by 85' rectangle	.55	35%	25 ft.	5 ft. Sum of both not less than 15 ft.	25 ft.	15 ft.	5 ft.	5 ft.	600 sq. ft.
(Multi-family Dwellings, Dwellings groups and other permitted uses) ¹ (12/27/78)	3	35 ft.	4,200 sq. ft. per family (Note 9) (11/21/81)	60 ft.	Same as above		Lot Coverage Definition applies to dwellings three families or more (50%) ²	Same as above	25 ft.	Same as above	25 ft.	5 ft.	5 ft.	NA
R-MF (Single, two family)	2-1/2	35 ft.	3,600 sq. ft.	60 ft.	Large enough to contain a 45' by 85' rectangle	.60	Lot Coverage Definition applies to dwellings three families or more (50%) ²	25 ft.	15 ft.	25 ft.	25 ft.	5 ft.	5 ft.	NA
(Multi-family Dwellings, Dwellings groups and other permitted uses) ²	4	40 ft.	2,400 sq. ft. per family	60 ft.	Large enough to contain a 45' by 85' rectangle		Lot Coverage Definition applies to dwellings three families or more (50%) ²	50 ft.	50 ft.	50 ft.	25 ft.	5 ft.	5 ft.	NA

¹ See Section 6-98(a)(2)

² See Section 6-98(a)(2)

Note - FAR of 0.05 in RA-4, and FAR of 0.075 in the RA-2 zones applicable to special exception and special permit uses only with the exceptions specified in Note 7 (a), (b), and (c) following the table.

³ Street side yard - See Division 10 of this Article.
Corner lots - See Division 10 of this Article.
⁴ Minimum Front Yard - Streets less than 50 feet - See Section 6-203.

FOR PERTINENT NOTES AND ASTERISKS, SEE PAGES 21-4 AND 21-5.