

27573

SECTION 51P-193.125: SCHEDULE OF YARD, LOT, AND SPACE REGULATIONS

PAGE 1 OF 6

TYPE OF REGULATION		SUBDISTRICTS										D/TH		Multiple-family				MH
		Single-family										D	TH(1-4)	MF-1	MF-2	MF-3	MF-4	
		A	R-1ac	R-1/2ac	R-16	R-13	R-10	R-7.5	R-5									
51P-193.118	MINIMUM FRONT YARD (in feet)	RESIDENTIAL																
(1)	Single-family structures	50	40	40	35	30	30	25	20	25	∅	20	20	20	∅	20		
(2)	Structures on residential development tracts											20	20	20				
(3)	Other permitted structures	50	40	40	35	30	30	25	20	25	∅	15	15	10*	∅*	20		

*See Section 51P-193.118

51P-193.119 MINIMUM SIDE YARD (in feet)																
(1)	Single-family structures	20	10	10	10	8	6	5	5	5	∅	*	*	*	∅	
(2)	Structures on residential development tracts											*	*	*		
(3)	Duplex structures									5	5	5	5	5*	5*	
(4)	Multiple-family structures 36 feet or less in height											10	10	10	10	
(5)	Multiple-family structures over 36 feet in height													10*	10*	
(6)	Other permitted structures	20	20	20	15	15	10	10	10	10	10	10	10	10*	10*	10

*See Section 51P-193.119

51P-193.120 MINIMUM REAR YARD (in feet)																
(1)	Single-family structures	50	10	10	10	8	6	5	5	5	∅	5	5	5	∅	
(2)	Structures on residential development tracts											5	5	5		
(3)	Duplex structures									10	10	10	10	10*	10*	
(4)	Multiple-family structures 36 feet or less in height											15	15	15	15	
(5)	Multiple-family structures over 36 feet in height													25*	∅*	
(6)	Other permitted structures	10	20	20	20	15	15	15	10	10	10	15	15	25*	∅*	10

*See Section 51P-193.120

NOTES: 1) For more specific yard, lot, and space information, consult Sections 51P-193.118 through 51P-193.126.
 2) The symbol "∅" means zero or none.

27573

091626

TYPE OF REGULATION		SUBDISTRICTS														
		Single-family							D/TH		Multiple-family					
		A	R-1ac	R-1/2ac	R-16	R-13	R-10	R-7.5	R-5	D	TH(1-4)	MF-1	MF-2	MF-3	MF-4	MH
51P-193.121	MINIMUM LOT AREA per dwelling unit (in sq.ft.)	RESIDENTIAL														
(1)	Single-family structures	3 ac	1 ac	1/2 ac	16,000	13,000	10,000	7,500	5,000	6,000	2,000*	2,000	2,000	2,000	2,000	*
(2)	Structures on residential development tracts											*	*	*		
(3)	Duplex (per dwelling unit)									3,000	3,000	3,000	3,000	2,500	2,500	
(4)	Multiple-family structures: No separate bedroom (per dwelling unit)											1,000	800	100	50	
(5)	Multiple-family structures: One bedroom (per dwelling unit)											1,400	1,000	125	65	
(6)	Multiple-family structures: Two bedrooms (per dwelling unit)											1,800	1,200	150	75	
(7)	Multiple-family structures: For each bedroom over two add this amount for each dwelling unit											200	150	25	10	

*See Section 51P-193.121

27573

TYPE OF REGULATION	SUBDISTRICTS	Single-family							D/TH	Multiple-family						
		A	R-1ac	R-1/2ac	R-16	R-13	R-10	R-7.5	R-6	D	TH(1-4)	MF-1	MF-2	MF-3	MF-4	MH
51P-193.122	MAXIMUM LOT COVERAGE (in percent)	RESIDENTIAL														
(1)	Residential structures	10	40	40	40	45	45	45	45	60	60	60	60	60	100	20
(2)	Structures on residential development tracts										60	60	60	60		
(3)	Nonresidential structures	25	25	25	25	25	25	25	25	25	25	25	50	50	100	25

51P-193.123	MAXIMUM STRUCTURE HEIGHT (in feet)															
(1)	Maximum height of single-family structures		36	36	30	30	30	30	30	30	36	36	36	36	36	
(2)	Structures on residential development tracts												36	36	36	
(3)	Maximum height of other structures	24	36	36	30	30	30	30	30	36	36	36	36	*	*	24

* Allows any legal height

51P-193.124	MAXIMUM FLOOR AREA RATIO																
	Ratio of total floor area to land area	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	4:1	10:1	Ø

Note: The symbol "Ø" means zero or none.

27573

091626

PAGE 6 OF 6

Office		Commercial						Central		Industrial			Other	
O-1	O-2	NS	GR	SC	LC	HC	CA-1	CA-2	I-1	I-2	I-3	P	Spec PD	
NONRESIDENTIAL												OTHER	51P-193.122	
60	75	60	80*	60	80*	60	100	100	60	60				
													(1)	
													(2)	
60	75	40	80	40	80	100	100	100	100	100	100		(3)	

												51P-193.123	
36	36	36	36	36	36	36	36	36	36	36	36		(1)
													(2)
24	240	24	120	240	240	240	*	*	*	*	*		(3)

* Allows any legal height

												51P-193.124	
Ø	4:1*	Ø	2:1*	1:1	4:1*	4:1*	20:1	20:1	4:1	10:1	2:1		

*An additional .5:1 FAR is allowed where there is a minimum 1:1 component of residential use.