

SECTION 6.1.1B Schedule of General Regulations

<i>Dimensions in Feet (unless otherwise noted)</i>													
Zoning District	Min. Lot Area (Sq. ft. or Acres)	Lot Width	Lot Depth	Setback - Principal Building			Setback - Accessory Building			Max. Bldg. Height	Max. Permitted Coverage		
				Front Yd.	Side Yd.	Rear Yd.	Front Yd.	Side Yd.	Rear Yd.		Bldg.	Other	Comb.
R-20	20,000	100	150	50	12(a)	40	50	12(a)(dd)	15(dd)	30	15%	10%	25%
R-15	15,000	100	130	50	12(a)	40	50	10(dd)	10(dd)	30	15%	10%	25%
R-15A	15,000	100	130	30	12(a)	40	50	10(dd)	10(dd)	30	30%	10%	30%
R-10	10,000	100	100	30	12(a)	30	30	5(dd)	5(dd)	30	20%	10%	30%
DD	5,000	40	---	(c)	(d)	(e)	(c)	(d)	(e)	36(f)(cc)	50%	35%	85%
DMX	13acs.	400	300	50	15	25	50	15	10	40	35%	NA	78%
HB-2	18,750	125	---	(g)	(h)	60	(g)	(h)	60	36(cc)	35%res 45%other	25%	60%res 70%other
HB-3	7,500	75	---	(i)	(j)	25	(i)	(j)	25	36(cc)	40%res 50%other	35%	75%res 85%other
DH-12	1 ac.	60	---	(k)	(l)	(l)	(k)	(m)	(n)	36(o)	30%	30%	60%
DH-18	.2 ac.	60	---	14	10	(v)	(k)	(m)	(n)	48(o)	35%	30%	65%
DH-24	2 acs.	100	---	(k)	(l)	(l)	(k)	(m)	(n)	48(o)	45%	30%	75%
AH-1	6 acs.	200	---	15	50	10	50	50	10	60	---	---	60%
AH-3	2 acs.	100	100	35	25	25	35	25	25	36	---	---	65%
AH-4	4 acs.	100	200	50	30	35(s)	50	30	35(s)	36	---	---	65%
AH-5	3 acs.	300	400	50	(r)	(r)	50	(r)	(r)	48	---	---	65%
AH-6	8 acs.	100	200	5(u)	10	15	5(u)	10	15	36	25%	25%	50%
AH-7	3 acs.	100	200	50	15	15	50	15	15	36	---	---	65%
OR	20acs.	600	800	200	150	150	175	100	100	50(b)	NA	NA	40%
OR-A	40acs.	600	800	150	150	150	150	100	100	150	NA	NA	55%
OR-B	11acs. (w)	400	800	125	150 (x)	150	100	40(aa)	40	55(b)(y)	NA	NA	55%(z)
LI	60,000	150	250	40	15	100	40	15	10	40(b)	35%	35%	70%
OL	---	---	---	100	40	40	100	40	40	40(b)	NA	NA	NA

Footnotes appear on the following pages

(This Schedule & Footnotes are a retype of original Ordinance No. 2-2011. Inconsistencies the Original Ordinance shall take precedence.)

(a) Combined side yards must total thirty (30) feet.

(b) May be seventy-five (75) feet with a three hundred (300) foot minimum setback in all yards.

- (c) For structures along Springfield, Plainfield or Snyder Avenues: twelve (12) feet from right-of-way line to provide for sufficient area between the curb line and building line to create a tree planting and/or landscaping/lighting area of six (6) feet in width and a six foot minimum width sidewalk. For all other structures – 20 feet.
- (cc) All buildings and structures shall not exceed three (3) stories, with the third (3rd) story being built into the roof of the building or structure to give the appearance of a two and one-half (2½) story building or structure at the street level.
- (d) See Supplementary Table
- (dd) The minimum required side yard and rear yard setback for an accessory building or structure shall be increased by one (1) foot for every one (1) foot of building height of the accessory building or structure greater than fifteen (15) feet in height, not to exceed the required setback for a Principal Building in the zone.
- (e) For buildings not exceeding two (2) stories ten (10) feet; for each additional story an additional ten (10) feet.
- (f) May be forty-eight (48) feet for clock tower or corner architectural element at location shown on the Urban Design Plan and in accordance with Section 7.1.5.C.3.
- (g) From the Springfield Avenue Right-of-Way twenty (20) feet and fifteen (15) feet from all other rights-of-way.
- (h) For buildings up to one and one half (1 ½) stories, twenty (20) feet combined with one minimum yard of twelve (12) feet; for buildings over one and one half (1 ½) stories and not over two and one half (2 1/2) stories, thirty (30) feet combined with one minimum yard of fourteen (14) feet; for buildings over two and one half (2 ½) stories, forty (40) feet combined with one minimum yard of twenty-four (24) feet.
- (i) From the Springfield Avenue Right-of-Way twenty (20) feet and ten (10) feet from all other rights-of-way.
- (j) For buildings up to one and one half (1 1/2) stories fifteen (15) feet combined with one minimum yard of ten (10) feet; for buildings over one and one half (1 ½) stories and not over two and one half (2 ½) stories eighteen (18) feet combined with one minimum yard of ten (10) feet; for buildings over two and one half (2 ½) stories twenty-five (25) feet combined with one minimum yard of fifteen (15) feet.
- (k) From Springfield, Plainfield or Snyder Avenue thirty-five (35) Feet or the average setback of existing buildings on the same side of the street in the same block; twenty-five (25) feet in all other locations.
- (l) See Supplementary Table.

- (m) See Supplementary Table. The side yard dimensions in the Supplementary Table may be reduced by not more than twenty-five (25%) percent of the stated dimension for principal buildings.
- (n) See Supplementary Table. The rear yard dimensions in the Supplementary Table may be reduced by not more than twenty-five (25%) percent of the stated dimension for principal buildings.
- (o) May be sixty-eight (68) feet for architectural height extensions in accordance with Section 7.1.5.E.3.
- (p) Must be forty (40) feet if two and one-half (2 ½) stories or greater.
- (q) May be ten (10) feet if abutting non-residential use.
- (r) From OL Zone ten (10) feet. From all other zones eighteen (18) feet if one and one-half (1 ½) stories or less, twenty-five (25) feet if greater than one and one-half (1 ½) stories.
- (s) May be twenty (20) feet if abutting OL Zone.
- (t) May be five (5) feet from railroad right-of-way.
- (u) Measured from internal roadway setback.
- (v) See Supplementary Table. The rear yard shall be a common rear yard for all units with an area adequate for the number of units abutting same in a generally triangular shape. This area shall be maintained as a common open space for the benefit of all adjacent properties.
- (w) Within a group of OR-B zoned lots involving a total of seventy (70) acres or more, a maximum of one lot may be as small as six (6) acres.
- (x) Side yard setback shall be measured as the distance between the Principal Building and the closest principal building on any adjacent lot for lots within the OR-B Zone which are smaller than ten (10) acres.
- (y) May be up to one hundred (100) feet for Hotels located in the OR-B Zone that are west of Oak Way.
- (z) May be up to sixty-five percent (65%) for Hotels.
- (aa) Shared structured parking facilities in the OR-B Zone may have minimum side yard setbacks of zero (0) feet along the common border between the two lots sharing such structure parking facilities.