





Retail & Office:									
	Convenience goods & services (See Section 31 Standards)	X	X	X	R	R	X	R	R
	Customary home occupations and Professional home offices	X	X	R	R	R	X	R	R
	Retail (15% of floor area)	X	X	X	X	X	X	R	X
	Professional offices (15% of floor area) 2	X	X	X	X	X	X	R	X
	Professional, Government and Service offices (no floor area limit)	X	X	X	X	X	X	X	R

## Section 20 – Summary of Uses & Bulk Regulations for Residential Districts

### RESIDENTIAL DISTRICTS:

TABLE 2. SUMMARY OF DENSITY, BULK, PARKING AND LOADING REGULATIONS

**Note**— This Summary Schedule is for convenience in use of the ordinance. In case of conflict, the District Regulations shall prevail. Terms in boldface italics are defined in Section 1 of this Ordinance.

		Residential Districts								
MINIMUM STANDARDS		RS1	RS2	RS3	RM1	RM2	RH1	RH2	RO	
Lot Area (Square Feet)		4000	4000	4000	4000	4000	7500 <sup>7</sup>	5400	7500	
Lot Area per Dwelling Unit (Square Feet)	1 Standard Efficiency	4000 NA	4000 NA	4000 3000	3500 2500	2000 1400	NA NA	NA NA	NA NA	
	Elderly	NA	NA	2250	1750	1000	NA	NA	NA	
Yards (In Feet)	Front	25	25	20	20	17	25	5	25	
	Rear	25	25	15	25	2	25	10	25	
	Side	8,12	8,12	6	8,12	8,10	10,10 <sup>7</sup>	0	10	
	2 Corner	8	8	6	8	8	10	0	10	
Usable Open Space per Dwelling Unit (Square Feet)		X	X	X	X	X	125	125	125	
Elderly Housing Units							100	100	100	
Average Lot Width (In Feet) 3		50	50	50	50	50	60	40	60	
MAXIMUM STANDARDS										
Total Building Coverage (%)		30	30	50	30	30	25 <sup>4</sup>	50 <sup>4</sup>	25 <sup>4</sup>	
		..... All buildings .....					..... Principal .....			

							Buildings			
Building height, Lesser of: Number of Stories	3	3	3	3	4	No Direct Limit				
Average Height (In Feet)	35	35	40	35	45	No Direct Limit				
Floor Area Ratio (FAR)	NA	NA	NA	NA	NA	.5-1.7	2	.5-1.7		
<b>PARKING AND LOADING</b>										
Per Dwelling Unit: Elderly	NA	NA	NA	1/2	1/2	1/2	1/3	1/2		
Standard	See note 5. below .....			1	1	1	0.75	1		
For Public Housing Authority Lots	NA	NA	NA	NA	NA	NA	1/2	NA		
For Commercial or Industrial Use:										
General Office, Per 600 N.S.F.	NA	NA	NA	NA	NA	1	0	1		
6 Retail, Per 200 N.S.F. Sales/Service Area	NA	NA	NA	NA	NA	1	0	NA		
Per Medical Practitioner	NA	NA	NA	NA	NA	NA	0	3		
Other Uses	NA	<u>See § 31 and non-residential uses listed in Section of the relevant zone</u>								
Commercial or Industrial Use Loading	<u>See § 45(a)(1)(b) Ordinance Text - Depends On Whether Use Is Concerned With Handling Of Goods</u>									