

OLD ZONING											NEW ZONING										
Districts	Minimum Lot Dimensions (1)		Minimum Yard Depths (2)			Maximum Height (3)	Maximum Lot Coverage (4)	Maximum Floor Area Ratio (5)	Minimum Buildable Area (6)		Districts	Minimum Lot Dimensions		Minimum Yard Depths			Maximum Height (ft.)	Maximum Lot Coverage	Floor Area Ratio (FAR)	Minimum Buildable Area	
	Area (sq. ft.)	Frontage (ft.)	Front (ft.)	Side (ft.)	Rear (ft.)				Width (ft.)	Depth (ft.)		Area (s.f.)	Frontage (ft.)	Front (ft.) ^(a)	Side (ft.)	Rear (ft.)				Width (ft.)	Height (ft.)
R-1																					
Single Family	20,000	125	25	20	35	30	25%	--	60	40	R-1										
R-1A											Single-Family	20,000	125	25	20	35	30	25%	0.6	60	40
Single Family	15,000	125	20	15	35	30	30%	--	60	40	R-1A										
R-1B											Single-Family	15,000	125	20	15	35	30	30%	0.7	60	40
Single Family	10,000	100	25	20	35	30	30%	--	50	35	R-1B										
R-2											Single-Family	10,000	100	25	20	35	30	30%	0.7	50	35
One-Family	5,000	50	15	10	35	30	35%	--	25	35	R-2										
Two-Family	7,500	50	15	10	35	30	35%	--	25	35	Single-Family	5,000	50	15	10	35	30	35%	0.7	25	35
R-3											Two-Family	7,500	50	15	10	35	30	35%	1.0	25	35
Multiple Family Residence	10,000 or 1,500 s.f.	60	20	10	35	35	20%	.2	30	20	R-3										
R-4											Multi-Family	10,000 or 1,500 s.f. per bedroom, whichever is greater	60	20	10	35	35	20%	0.6	30	20
Multiple Family Residence	30,000 or 750 s.f. Per bedroom Whichever is greater	75	20	15	35	50	35%	1.6	35	25	R-4										
R-5											Multi-Family	30,000 or 750 s.f. per bedroom, whichever is greater	75	20	15	35	50	35%	1.6	35	25
Multiple Family	20 ac.	none	25	25	25	35	35%	--			R-5										
PRD											Multi-Family	20 acres	none	25	25	25	35	35%	1.0	--	--
Single Story	5 ac. ^(e)	none	15	10	25	20	35%	--			DDD										
Multi-Story	5 ac.	none	25	25	25	50	20%	--			As of Right uses	2 acres		(h)	(h)	(h)	72 (6 stories)	35% - 40%	1.8	--	--
MH											Special Permit Uses	2 acres					72 (6 stories)	35% - 40%	2.0	--	--
Mobile Homes	3,000 s.f.	30	15 ^(f)	10 ^(f)	25 ^(f)	20	35%	--			Residential Overlay	2 acres (20 units/acre)		(i)	(i)	(i)	72 (6 stories)	35% - 40%	1.6	--	--
B-R											MH										
Regional Business	none	none	75 ^(c)	50 ^(c)	50 ^(c)	40	35%	.6			Mobile Homes	3,000 s.f. (14 homes/ acre)	30	15 ^(f)	10 ^(f)	25 ^(f)	20	35%	0.2	--	--
B-C											B-R										
Central Business	none	none	0	10	20	72	none	4.0			Regional Business	none	none	50 ^(c)	40 ^(c)	50 ^(c)	40	35%	1.0	--	--
B-H											B-C										
Highway Business	none	none	50 ^(b)	40	50	50	35%	--			Central Business Core	none	none	0	0	10	4 stories or 50 feet	none	3.7	--	--
B-H-2											Central Business Non-Core	none	none	0	10	20	4 stories or 50 feet	none ^(l)	2.7	--	--
Business Highway Light Industry	none ^(d)	none	50	40	30	40	35%	1.4			B-N										
B-N and B-N2											Neighborhood Business	none	none	30 ^(b)	25	50	30	35%	0.8	--	--
Neighborhood Business	none	none	50 ^(b)	25	50	30	35%	--			I-L										
I-L											Light Industry	none	none	50 ^(b)	40	30	40	35%	1.0	--	--
Light Industry	none	none	50 ^(b)	40	30	40	35%	--			I-P										
I-P											Industrial Park	50,000	none	50 ^(b)	40	30	40	35%	1.2	--	--
Industrial Park	50,000	none	50 ^(b)	40	30	40	35%	--			MRPD										
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