

**LOT AREA AND YARD REQUIREMENTS  
RESIDENTIAL ZONING DISTRICTS  
(As amended by Ordinance Nos. O02-05-09 and O05-04-06)**

DISTRICT	LOT			SETBACKS*			LOT Coverage
	AREA per unit	WIDTH at setback	WIDTH at ROW	FRONT	SIDE	REAR	
<b>RS-20</b>							
1. Single-family detached	20,000	100	75	30	10	30	35%
<b>RS-15</b>							
1. Single-family detached	15,000	100	75	30	10	25	40%
<b>RS-10</b>							
1. Single-family detached	10,000	75	50	30/25†	10	20	40%
2. Zero lot-line detached	10,000	75	50	30/25†	20	20	40%
<b>RS-5</b>							
1. Single-family detached	5,000	50	50	25/20†	7.5	15	50%
2. Zero lot-line detached	5,000	50	50	25/20†	15	15	50%
<b>RD</b>							
1. Single-family detached	5,000	55	50	25/20†	7.5	15	50%
2. Zero lot-line detached	5,000	55	50	25/20†	10	15	50%
3. Zero lot-line attached	5,000	55	50	25/20†	10	15	50%
4. Two-family detached	5,000	75	50	25/20†	10	15	50%
<b>RM-8</b>							
1. Single-family detached	5,000	50	50	25/20†	5	15	50%
2. Zero lot-line detached	5,000	50	50	25/20†	7.5	15	50%
3. Zero lot-line attached	5,000	50	50	25/20†	7.5	15	50%
4. Two-family	5,000	75	50	25/20†	7.5	15	50%
5. Single-family attached	5,000	50	50	25/20†	15	15	50%
6. Efficiency Apartments	5,000	75	50	25	15	20	50%
7. Condominiums	5,000	100	50	25	15	20	50%
8. Multi-family	5,000	100	50	25	15	20	50%
<b>RM-14 (minimum site of 2 acres required)</b>							
1. Single-family attached	3,000	30	30	25	15	15	75%
2. Efficiency Apartments	3,000	75	50	50	15	30	75%
3. Condominiums	3,000	100	50	50	15	30	75%
4. Multi-family	3,000	100	50	50	15	30	75%
5. Single-family detached (existing)	5,000	65	50	25	7.5	15	75%
<b>RMHP</b>							
1. All uses	3 acres	na	100	30	30	na	na
<b>PRD</b>							
1. All uses	5 acres	na	na	75/50	50/30	50/30	na

\* Setback of 50 feet required on all Major Streets

\* Side setback increased by 5 feet for every story over 2

\* Side yard on street side corner lots is same as front setback

\* Buffer yards and screening may be required

† Setback Reduction on Local Streets