

# ZONING CODE CRITERIA TABLES

District	Minimum Lot Area* (sf)
RS1	6,250
RS2	5,000
RS3	2,500
RT3.5	2,500
RT4 to RM6.5	1,650

## Minimum FRONT Setback

**17-2-0305-A** Buildings and structures in RS districts must be set back from the *front property line* a distance equal to the average *front yard* depth that exists on the nearest 2 lots on either side of the subject *lot*, excluding the *lot* with the least *front yard* depth. In those cases when the least *front yard* depth is identical for 2 or more *lots*, only a single *lot* shall be excluded from the calculation.

**17-2-0305-B** Buildings and structures in RT, RM and DR districts must be set back from the *front property line* a distance equal to either: the minimum *front setback* standard of 15 feet (or 12% of *lot* depth, whichever is less) or the average *front yard* depth that exists on the nearest 2 *lots* on either side of the subject *lot*. In RT, RM and DR districts the decision to comply with the fixed *front setback* standard or the average *front setback* standard is left to the builder / *property owner* except in the case of *lots* with *lot frontage* on a *primary boulevard*, as defined in Sec. [17-17-02124](#), where buildings and structures must be set back from the *front property line* a distance equal to the average *front yard* depth that exists on the nearest 2 *lots* on both sides of the subject *lot*; there is no maximum depth to the required setback along a *primary boulevard* as defined in Sec. [17-17-02124](#). (See Sec. [17-17-0306](#) for rules governing the measurement of *front setbacks*)

**17-2-0305-C** If one or more of the *lots* required to be included in the averaging calculation are vacant, such vacant *lots* will be deemed to have the following *front yard* depths:

District	Assumed Setback on Vacant Lots
RS1 to RS3	20 feet or 16% of lot depth, whichever is less
RT3.5 to RM6.5 + DR	15 feet or 12% of lot depth, whichever is less

## Minimum REAR Setback

**17-2-0306-A** In all R districts, the minimum *rear setback* for buildings that contain no more than 19 *dwelling units* and in which at least 33% of the units are *accessible dwelling units* is 24% of *lot depth* or 50 feet, whichever is less. (See Sec. [17-17-0307](#) for rules governing the measurement of *rear setbacks*.)

**17-2-0306-B** In all R districts, the minimum *rear setback* for *detached houses* is 28% of *lot depth* or 50 feet, whichever is less. (See Sec. [17-17-0307](#) for rules governing the measurement of *rear setbacks*.)

**17-2-0306-C** In all R districts, the minimum *rear setback* for *principal buildings* other than *detached houses* is 30% of *lot depth* or 50 feet, whichever is less.

**17-2-0306-D** In RM5 and RM 5.5 districts, the required *rear setback* applies to all portions of the *building* that are 6 feet or more above *grade*.

**17-2-0306-E** In RM6 and RM6.5 districts, the required *rear setback* applies to all portions of the *building* that are 18 feet or more above *grade*.

**17-2-0306-F** In all R districts other than RM5, RM5.5, RM6 and RM6.5, the required *rear setback* applies to all portions of the *building*.

District	Minimum Lot Area per Unit*(sf)
RS1	6,250
RS2	5,000
RS3	2,500, except as expressly allowed in Sec. <a href="#">17-2-0303-B</a> (note: only detached houses and two-flats allowed)
RT3.5	1,250
RT4	Dwelling units: 1,000 Efficiency units: 1,000 SRO units: 500
RM4.5	Dwelling units: 700 Efficiency units: 700 SRO units: 500
RM5	Dwelling units: 400 Efficiency units: 400 SRO units: 200
RM5.5	Dwelling units: 400 Efficiency units: 400 SRO units: 200
RM6	Dwelling units: 300 Efficiency units: 135 SRO units: 135
RM6.5	Dwelling units: 300 Efficiency units: 135 SRO units: 135

District	Maximum Floor Area Ratio (FAR)*
RS1	0.50
RS2	0.65
RS3	0.90
RT3.5	1.05
RT4	1.20 (See accessible dwelling unit exceptions, Sec. <a href="#">17-2-0304-B</a> )
RT4A	1.50 for multi-unit buildings that contain no more than 19 dwelling units and in which at least 33% of the units are accessible dwelling units 1.2 for all other buildings
RM4.5	1.70
RM5	2.00
RM5.5	2.50
RM6	4.40; premium may apply - See Sec. <a href="#">17-2-0304-B</a> **
RM6.5	6.60; premium may apply - See Sec. <a href="#">17-2-0304-B</a> **

District	Minimum Rear Yard OPEN SPACE (square feet per dwelling unit/% of lot area, whichever is greater)	Minimum Footage on Any Side
RS1	400/6.5	20
RS2	400/6.5	20
RS3	225/6.5	15
RT3.5	100/6.5	12
RT4	65/6.5	12
RT4A	65/6.5	12
RM4.5	50/6.5	10
RM5	36/5.25	10

District	Minimum SIDE Setback
RS1	<b>Detached house:</b> Combined total width of side setbacks must equal 30% of lot width with neither required setback less than 5 feet or 10% of lot width, whichever is greater <b>Principal nonresidential building</b> (e.g., religious assembly and school buildings): 15 feet or 50% of building height, whichever is greater
RS2	<b>Detached house:</b> Combined total width of side setbacks must equal 30% of lot width with neither required setback less than 4 feet or 10% of lot width, whichever is greater <b>Principal nonresidential building</b> (e.g., religious assembly and school buildings): 15 feet or 50% of building height, whichever is greater
RS3	<b>Detached houses:</b> Combined total width of side setbacks must equal 20% of lot width with neither required setback less than 2 feet or 8% of lot width, whichever is greater <b>Principal nonresidential buildings</b> (e.g., religious assembly and school buildings): 12 feet or 50% of building height, whichever is greater
RT3.5	<b>Townhouse:</b> See Sec. <a href="#">17-2-0500</a> <b>All other principal buildings:</b> Combined total width of side setbacks must equal 20% of lot width with neither required setback less than 2 feet or 8% of lot width, whichever is greater; no side setback is required to exceed 5 feet in width; See also note 1, below
RT4/RT4A	<b>Townhouse:</b> See Sec. <a href="#">17-2-0500</a> <b>All other principal buildings:</b> Combined total width of side setbacks must equal 20% of lot width with neither required setback less than 2 feet or 8% of lot width, whichever is greater; no side setback is required to exceed 5 feet in width; See also note 1, below
RM4.5	<b>Townhouse:</b> See Sec. <a href="#">17-2-0500</a> <b>All other principal buildings:</b> Combined total width of side setbacks must equal 20% of lot width with neither required setback less than 2 feet or 8% of lot width, whichever is greater; no side setback is required to exceed 5 feet in width; See also note 1, below
RM5	<b>Townhouse:</b> See Sec. <a href="#">17-2-0500</a> <b>All other principal buildings:</b> Combined total width of side setbacks must equal 20% of lot width with neither required setback less than 2 feet or 8% of lot width, whichever is greater; no side setback is required to exceed 5 feet in width; See also note 1, below
RM5.5	<b>Townhouse:</b> See Sec. <a href="#">17-2-0500</a> <b>All other principal buildings:</b> Combined total width of side setbacks must equal 20% of lot width with neither required setback less than 2 feet or 8% of lot width, whichever is greater; no side setback is required to exceed 5 feet in width; See also note 1, below
RM6	<b>Townhouse:</b> See Sec. <a href="#">17-2-0500</a> <b>All other principal buildings:</b> None abutting street or alley or for buildings covering 50% or less of the lot; buildings covering more than 50% of the lot must provide individual side setbacks equal to at least 10% of the lot width or 10% of the total building height, whichever is greater, provided that no side setback is required to exceed 20 feet in width
RM6.5	<b>Townhouse:</b> See Sec. <a href="#">17-2-0500</a> <b>All other principal buildings:</b> None abutting street or alley or for buildings covering 50% or less of the lot; buildings covering more than 50% of the lot must provide individual side setbacks equal to at least 10% of the lot width or 10% of the total building height, whichever is greater, provided that no side setback is required to exceed 20 feet in width

*Note 1: When a side lot line abuts an alley or street, no side setback is required on the side of the building abutting the street or alley. In such cases, the side setback on the other (non-street or alley) side must be at least 10% of the lot's width.*

District	Maximum Building HEIGHT (feet)
RS1	Detached house: 30 Principal nonresidential buildings: None
RS2	Detached house: 30 Principal nonresidential buildings: None
RS3	Detached house: 30 Principal nonresidential buildings: None
RT3.5	Principal residential buildings: 35 Principal nonresidential buildings: None
RT4	Principal residential buildings: 38 Principal nonresidential buildings: None
RT4A	Multi-unit buildings that contain no more than 19 dwelling units and in which at least 33% of the units are accessible dwelling units: 42 All other principal residential buildings: 38
RM4.5	Principal residential buildings: Lot Frontage of less than 32 feet: 45 Lot Frontage of 32 feet or more: 47 Principal nonresidential buildings: None
RM5	Principal residential buildings: Lot Frontage of less than 32 feet: 45 Lot Frontage of 32 feet or more: 47 Principal nonresidential buildings: None
RM5.5	Principal residential buildings: Lot Frontage of 75 feet or less: 47 Lot Frontage of more than 75 feet: 60 Principal nonresidential buildings: None
RM6	Principal residential buildings: None (tall buildings require Planned Development approval in accordance with Sec. <a href="#">17-13-0600</a> ) Principal nonresidential buildings: None
RM6.5	Principal residential buildings: None (note: tall buildings require Planned Development approval in accordance with Sec. <a href="#">17-13-0600</a> ) Principal nonresidential buildings: None