

**Existing Residential Large Lot vs Proposed Residential Large Lot**

**DIMENSIONAL REQUIREMENTS**

	EXISTING RLL	PROPOSED RLL
<b>MIN LOT AREA</b>		
<i>Single-Family Dwelling</i>	2 acres	2 acres
<i>Two-Family Dwelling</i>	-	2 acres
<i>Multi-Family Dwelling, 3-4 units</i>	-	2 acres
<i>Multi-Family Dwelling, 5+ units</i>	-	-
<i>Nonresidential Use</i>	-	2 acres
<b>MIN LOT WIDTH<sup>2</sup></b>		
<i>Single- or Two-Family Dwelling</i>	100 ft	100 ft
<i>Multi-Family or Nonresidential Use</i>	-	100 ft
<b>MIN FRONT SETBACK</b>		
<i>Primary Use</i>	50 ft	50 ft
<b>MIN SIDE SETBACK</b>		
<i>Single- or Two-Family Dwelling</i>	25 ft	25 ft
<i>Multi-Family or Nonresidential Use</i>	75 ft <sup>A</sup>	25 ft
<i>Accessory Use</i>	5 ft	5 ft / 25 ft <sup>4</sup>
<b>MIN REAR SETBACK</b>		
<i>Single- or Two-Family Dwelling</i>	50 ft	50 ft
<i>Multi-Family Dwelling or Other Use</i>	100 ft <sup>A</sup>	50 ft
<i>Accessory Use</i>	5 ft	5 ft / 10 ft <sup>4</sup>

- NOTES:** (1) Minimum requirement defined as square feet per dwelling unit (sf / du).  
 (2) Or the most common lot width on the block within +/- 3 feet, whichever is less. Minimum lot width may be subject to increases depending on site grading needs.  
 (3) Where 30% of the lots on a block are developed, the most common front setback shall be the minimum so as to establish a consistent building line.  
 (4) The larger setback requirement shall apply to accessory dwelling units.

(A) Nonagricultural and nonresidential uses proposed for property abutting a residential district shall include a fifty-foot landscaped buffer between the proposed improvements and the residential district. The landscaped buffer shall be in addition to any other setback requirement for the lot

**BULK REQUIREMENTS**

	EXISTING RLL	PROPOSED RLL
<b>MAX BUILDING HEIGHT</b>		
<i>Single-Family or Two-Family Dwelling</i>	35 ft	35 ft
<i>Multi-Family Dwelling</i>	-	35 ft
<i>Accessory Use</i>	25 ft	25 ft
<b>MAX BUILDING COVERAGE</b>		
	20%	20%

**MAX LOT COVERAGE <sup>2</sup>**

<i>Dwelling, up to 4 units</i>	-		-
<i>Multi-Family Dwelling, 5+ units</i>	-		-
<i>Nonresidential Use</i>	-		<b>30%</b>

- NOTES:** (1) Building height may be further restricted depending on surrounding neighborhood context, per **Section XX**.  
(2) Measured by the gross impervious surface of the lot.