

		RRI	RRC	R-1	R-2	R-3	R-4	R-5	RIn
Area	Single-Family (A = Attached)	2ac	25ac	15,000sf	10,000sf	6,000sf (A)	6,000sf	6,000sf	10,000sf
			1ac lot			8,000sf			8,000sf (60%) 6,000sf (80%)
	Two-Family	-	-	-	-	8,000sf	-	-	-
	Townhome	-	-	-	-	-	1ac	1ac	1ac
	Cottage Court	-	-	-	-	-	1ac (40' unit)	1ac (40' unit)	1ac (40' unit)
Multifamily	-	-	-	-	-	-	1ac	-	
Public Road Frontage	Single-Family	200'	150'	100'	75'	37.5' (A)	37.5' (A)	37.5' (A)	37.5' (A)
						60'	60'	60'	60'
	Two-Family	-	-	-	-	60'	60'	60'	60'
	Townhome	-	-	-	-	-	180' (24' unit)	180' (24' unit)	180' (24' unit)
	Cottage Court	-	-	-	-	-	180'	180'	180'
Multifamily	-	-	-	-	-	-	180'	-	
Setback	Front	50'	40'	40'	30'	20'			
	Front Max.	-	-	-	-	-	35'	35'	35'
	Side	50'	20'	15'	30' total (10' min.)	20' total (6' min.)	20' total (6' min.)	20' total (6' min.)	20' total (6' min.)
							20' TWN	20' MF or TWN	
	Side (Street)	50'	30'	30'	25'	20'			
	Rear	50'	40'	35'	25'	20'			
Height	35' maximum								
Street Trees	1 per 50'			1 per 40'					
Street Facing Entrance	Required, located within 8' of longest street-facing wall								
Façade: Windows	15% minimum of façade								
Façade: 4-Sided	Similar/consistent materials on façade, as is on all other elevations								
Garage Location	Non-street facing or 5' setback from façade; for multiple homes = 50% max. front-loading								
Foundation	No visible cinderblock								
Front Yard Pavement	30% maximum								
Open Space	-	25%	-	-	-	5% for 18+ TWN units or any CC	5% for 18+ TWN or MF units, or any CC	5% for 18+ TWN units or any CC	
Tree Canopy	20% (not for individual single-family lot development)							15%	20%
Landscape Buffer	-	-	-	-	-	Buffer parking	Buffer parking	-	
Landscape Parking	Over 4,500sf off-street parking requires 5% internal landscaping								
Density (units/acre)	-	0.6	-	-	-	-	-	4	
Units per Building	-	-	-	-	-	6 TWN	12 MF, 12 CC, 6 TWN	12 CC, 6 TWN	
Amenities	-	-	-	-	-	-	100sf patio/ 75sf balcony (MF)	-	
Other	-	Sec. 21-30.6	-	-	-	20' between TWN rows; 6' between CC units	20' between TWN/MF rows; 6' between CC units	20' between TWN rows; 6' between CC units	

A = Single-family, attached TWN = Townhouse MF = Multi-family
CC = Cottage Court