

Dimensional Comparison Chart - AG-43, E-1 to RS-87 (E-1), E-2 to RS-30 (E-2), R-1 to RS-18 (R-1), R-2 to RS-12 (RS-2)

	A	B	C	D	E	F	G	H	I	J
1		<u>UDC</u>		<u>UDC</u>		<u>UDC</u>		<u>UDC</u>		<u>UDC</u>
2	Dimensional Requirements (measurement)	AG -47	E-1	RS-87 (E-1)	E-2	RS-30 (E-2)	R-1	RS-18 (R-1)	R-2	RS-12 (RS-2)
3	Minimum site area to rezone to this district ( square feet)	43,560	2	87,120	N/A	30,000	18,000	18,000	12,000	12,000
4	Maximum height (feet)	35	35	35	35	35	35	35	35	35
5	Maximum height (stories)	2 1/2	N/A	2 1/2	N/A	2 1/2	N/A	2 1/2	N/A	2 1/2
6	Maximum desity (unit sper acre)	N/A	0.5	N/A	1.45	N/A	2.42	N/A	3.63	N/A
7	Minimum lot size for detached single-family dwelling (square feet)	43,560	87,120	87,120	30,000	30,000	18,000	18,000	12,000	12,000
8	Minimum lot size for two-family dwelling (square feet)	N/A	NP	N/A	NP	N/A	NP	N/A	NP	N/A
9	Minimum lot size for other uses (square feet)	N/A	87,120	N/A	43,560	N/A	20,000	N/A	13,000	N/A
10	Minimum lot width (feet)	120	200	200	120	120	100	100	85	85
11	Minimum lot width feet for two-family dwelling for R-3, R-4, R-4A and R-PUD	N/A	NP	N/A	NP	N/A	NP	N/A	NP	N/A
12	Minimum heated floor area per dwelling unit (square feet)	N/A	1,800	N/A	1,600	N/A	1,500	N/A	1,200	N/A
13	Minimum distance between buildings on same lot	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
14	Minimum front yard setback from major street right-of-way (feet)	60	60	60	60	60	50	50	40	40
15	Minimum front yard setback from minor street right-of-way (feet)	50	60	60	50	50	40	40	35	35
16	Minimum side setback, interior lot line or other side not otherwise specified (feet)	15	25	25	15	15	10	10	10	10
17	Minimum side setback, corner lot, major street (feet)	35	40	40	35	35	30	30	25	25
18	Minimum side setback, corner lot, minor street (feet)	30	35	35	30	30	25	25	20	20
19	Minimum rear setback (feet)	40	50	50	40	40	35	35	30	30
20	Minimum side or rear setback when abutting an E-1, E-2, R-1, R-2, or R-5 district	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
21	Minimum width of natural buffer abutting E-1, E-2, R-1, R-2, or R-5 district (feet)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
22	Minimum landscape strip required along right-of-way for any nonresidenatil or multifamily use (width in feet)	N/A	10	N/A	10	N/A	10	N/A	10	N/A
23	Minimum landscape strip required along side property lines for any nonresidenatil or multifamily use (width in feet)	N/A	5	N/A	5	N/A	5	N/A	5	N/A
24	Maximum square footage of building area per acre for nonresidential uses	N/A	7,000	N/A	7,000	N/A	7,000	N/A	7,000	N/A
25	Maximum lot coverage (percent)	25	25	25	25	25	30	25	35	25
26	Minimum landscaped open space (percent)	N/A	NM	N/A	NM	N/A	NM	N/A	NM	N/A
27	Mainimum separation between principal buildings	Fire Code	See Chapter 9.5	Fire Code	See Chapter 9.5	Fire Code	See Chapter 9.5	Fire Code	See Chapter 9.5	Fire Code

Dimensional Comparison Chart - R-TH, R-THA to R-TH, R-3, R-3A to RS-9, R-4, R-4A, R-5 to RM-2, RM-3

	A	B	C	D	E	F	G	H	I	J	K	L
1				<u>UDC</u>			<u>UDC</u>				<u>UDC</u>	<u>UDC</u>
2	<b>Dimensional Requirements (measurement)</b>	<b>R-TH</b>	<b>R-THA</b>	<b>R-TH</b>	<b>R-3</b>	<b>R-3A</b>	<b>RS-9</b>	<b>R-4</b>	<b>R-4A</b>	<b>R-5</b>	<b>RM-2</b>	<b>RM-3</b>
3	Minimum site area to rezone to this district ( square feet or acres)	NP	2	5,200	NP	N/A	N/A	NP	NP	NP	12,500	17,500
4	Maximum height (feet)	35	35	35	35	35	35	45	45	35	35	45
5	Maximum height (stories)	N/A	N/A	2 1/2	N/A	N/A	2 1/2	N/A	N/A	N/A	2 1/2	3 1/2
6	Maximum desity (unit sper acre)	8	5	N/A	8	5	N/A	14	10	2.42	N/A	N/A
7	Minimum lot size for detached single-family dwelling (square feet)	9,000	9,000	N/A	9,000	9,000	9,000	7,500	9,000	18,000	N/A	N/A
8	Minimum lot size for two-family dwelling (square feet)	NP	NP	N/A	6,000	6,000	N/A	4,500	4,500	NP	12,500	17,500
9	Minimum lot size for other uses (square feet)	10,000	10,000	N/A	10,000	10,000	N/A	7,500	7,500	21,780	N/A	N/A
10	Minimum lot width (feet)	20	20	20	80	80	60	75	75	90	100	100
11	Minimum lot width feet for two-family dwelling for R-3, R-4, R-4A and R-PUD	NP	NP	N/A	40	40	N/A	30	30	NP	N/A	N/A
12	Minimum heated floor area per dwelling unit (square feet)	1,000	1,000	N/A	1,000	1,000	N/A	700	700	1,300	N/A	N/A
13	Minimum distance between buildings on same lot	N/A	N/A	N/A	^	^	N/A	^	^	N/A	N/A	N/A
14	Minimum front yard setback from major street right-of-way (feet)	50	50	10	35	35	20	30	30	40	10	10
15	Minimum front yard setback from minor street right-of-way (feet)	30	30	10	30	30	20	25	25	35	10	10
16	Minimum side setback, interior lot line or other side not otherwise specified (feet)	*	*	5	10	10	5	10	10	10	10	10
17	Minimum side setback, corner lot, major street (feet)	35	35	10	25	25	20	25	25	30	25	10
18	Minimum side setback, corner lot, minor street (feet)	20	20	10	20	20	20	15	15	25	20	10
19	Minimum rear setback (feet)	30	30	20	30	30	20	30	30	35	20	10
20	Minimum side or rear setback when abutting an E-1, E-2, R-1, R-2, or R-5 district	50	50	N/A	50	50	N/A	50	50	N/A	N/A	N/A
21	Minimum width of natural buffer abutting E-1, E-2, R-1, R-2, or R-5 district (feet)	40	40	N/A	40	40	N/A	40	40	N/A	N/A	N/A
22	Minimum landscape strip required along right-of-way for any nonresidenatil or multifamily use (width in feet)	10	10	N/A	10	10	N/A	10	10	10	N/A	N/A
23	Minimum landscape strip required along side property lines for any nonresidenatil or multifamily use (width in feet)	5	5	N/A	5	5	N/A	5	5	5	N/A	N/A
24	Maximum square footage of building area per acre for nonresidential uses	7,000	7,000	N/A	7,000	7,000	N/A	7,000	7,000	7,000	N/A	N/A
25	Maximum lot coverage (percent)	40	40	70	25	25	45	25	25	35	N/A	N/A
26	Minimum landscaped open space (percent)	25	25	N/A	25	25	N/A	25	25	NM	20	20
27	Mainimum separation between principal buildings	^	^	Fire Code	^	^	Fire Code	^	^	^	Fire Code	Fire Code
28												
29												
30	* Refer to chapter 10.18 © and Chapter 9.5 (b)											
31	^ See Chapter 9.5, "Principal building, Separation, and Frontage" of this Zoning Ordinance											

Dimensional Comparison Chart - C-1, C-2, C-3, to RX-, NX-, CX-, SH-, CC-, PV-, CH- with Building Type

	A	B	C	D	E	F	G	H	I	J	K	L
1					UDC Districts							
2		Current Zoning Districts			RX-, NX-, CX-, SH-, CC-, PV-, CH-							
3	Dimensional Requirements (measurement)	C-1	C-2	C-3	Townhouse	Walk-Up Flat	Stacked Flat	Commercial House	Single-Story Shopfront	Mixed Use Building	General Building	Civic Building
4	Minimum site area to rezone to this district	0	0	0	4,800	12,500	17,500	5,000	5,000	5,000	5,000	5,000
5	Minimum front yard setback from major street right-of-way (feet)	0	30	30	5	5	5	15	0	0	5	10
6	Minimum front yard setback from minor street right-of-way (feet)	0	20	20	5	5	5	15	0	0	5	10
7	Minimum side setback, interior lot line or other side not otherwise specified (feet)	0	10	10	5	5	0 or 3	5	0 or 3	0 or 3	0 or 3	10
8	Minimum side setback, corner lot, major street (feet)	0	20	20	5	5	5	5	0 or 3	0 or 3	0 or 3	10
9	Minimum side setback, corner lot, minor street (feet)	0	15	15	5	5	5	5	0 or 3	0 or 3	0 or 3	10
10	Minimum rear setback (feet)	0	35	10	20	20	0 or 3	20	0 or 3	0 or 3	0 or 3	10
11	Minimum side or rear setback when abutting an E-1, E-2, R-1, R-2, or R-5 district	50	50	50	20 or 40	20 or 40	20 or 40	20 or 40	20 or 40	20 or 40	20 or 40	20 or 40
12	Minimum width of natural buffer abutting E-1, E-2, R-1, R-2, or R-5 district (feet)	40	40	40	20 or 40	20 or 40	20 or 40	20 or 40	20 or 40	20 or 40	20 or 40	20 or 40
13	Minimum width of setback abutting any other "R-" district	50	50	50	20 or 40	20 or 40	20 or 40	20 or 40	20 or 40	20 or 40	20 or 40	20 or 40
14	Minimum width of natural buffer abutting any other "R-" (feet)	40	40	40	20 or 40	20 or 40	20 or 40	20 or 40	20 or 40	20 or 40	20 or 40	20 or 40
15	Maximum height (feet)	50	40	40	45	35	Set by District	35	24	Set by District	Set by District	Set by District
16	Maximum height (stories)	3	3	3	3 1/2	2 1/2	Set by District	2 1/2	1	Set by District	Set by District	Set by District
17	Maximum lot coverage (percent)	60	25	25	80	NA	NA	NA	NA	NA	NA	NA
18	Floor-area ratio (proportion)	0%	0%	0%	NA	NA	NA	NA	NA	NA	NA	NA
19	Minimum distance between buildings on same lot	20'- one story, 30' - two stories, 40' - three stories	20'- one story, 30' - two stories, 40' - three stories	20'- one story, 30' - two stories, 40' - three stories	Fire Code	Fire Code	Fire Code	Fire Code	Fire Code	Fire Code	Fire Code	Fire Code
20	Minimum landscape strip required along right-of-way (width in feet)	0	10	10	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
21	Minimum landscape strip required along side property lines (width in feet)	0	5	5	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
22	Minimum landscape open space (percent) / % of outdoor amenity space (min)	0	25	20	N/A	20	20	20	20	20	20	20
23	Maximum residential density (units per acre)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
24	Minimum lot size for detached single-family dwelling (square feet)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
25	Minimum lot width for detached single-family dwelling (feet)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
26	Minimum lot size for two-family dwelling per unit (square feet)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
27	Minimum lot width for two-family	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
28	Minimum heated floor area per dwelling unit (square feet)	900	N/A	700	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Dimensional Comparison Chart - C-1, C-2, C-3, HR- Overlay, HR- Mixed Use Overlay, Groveway NMU Overlay to DR-, DX-, DS-, and DH-

A	B	C	D	E	F	G	H	I	J	K	L
2	Dimensional Requirements (measurement)	C-1	C-2	C-3	HR -Overlay	HR -Mixed Use Overlay	Groveway NMU Overlay	DR- Stacked Flat	DX -Mixed Use	DS- Mixed Use	DH- Commercial House
3	Minimum site area to rezone to this district	0	0	0	0	0	0	17,500	5000	5000	5000
4	Minimum front yard setback from major street right-of-way (feet)	0	30	30	25	0	0' to 10'	5	0	0	10
5	Minimum front yard setback from minor street right-of-way (feet)	0	20	20	15	0	0' to 10'	5	0	0	10
6	Minimum side setback, interior lot line or other side not otherwise specified (feet)	0	10	10	10	0	0' to 10'	0 or 3	0 or 3	0 or 3	5
7	Minimum side setback, corner lot, major street (feet)	0	20	20	25	0	10	0 or 3	0 or 3	0 or 3	10
8	Minimum side setback, corner lot, minor street (feet)	0	15	15	20	0	10	0 or 3	0 or 3	0 or 3	10
9	Minimum rear setback (feet)	0	35	10	20	0	10	0 or 3	0 or 3	0 or 3	15
10	Minimum side or rear setback when abutting an E-1, E-2, R-1, R-2, or R-5 district	50	50	50	50	50	50	20 or 40	20 or 40	20 or 40	20 or 40
11	Minimum width of natural buffer abutting E-1, E-2, R-1, R-2, or R-5 district (feet)	40	40	40	40	40	40	20 or 40	20 or 40	20 or 40	20 or 40
12	Minimum width of setback abutting any other "R-" district	50	50	50	50	50	50	20 or 40	20 or 40	20 or 40	20 or 40
13	Minimum width of natural buffer abutting any other "R-" (feet)	40	40	40	40	40	40	20 or 40	20 or 40	20 or 40	20 or 40
14	Maximum height (feet)	50	40	40	35	0	54 per. 66 con.	45	45	45	35
15	Maximum height (stories)	3	3	3	3	3 to 5	3	3 1/2	3 1/2	3 1/2	2 1/2
16	Maximum lot coverage (percent)	60	25	25	40	0	40	0	0	0	0
17	Floor-area ratio (proportion)	0%	0%	0%	0.5	1.2	0.5	0%	0%	0%	0%
18	Minimum distance between buildings on same lot	20'- one story, 30' - two stories, 40' - three stories	20'- one story, 30' - two stories, 40' - three stories	20'- one story, 30' - two stories, 40' - three stories	20'- one story, 30' - two stories, 40' - three stories	20'- one story, 30' - two stories, 40' - three stories	20'- one story, 30' - two stories, 40' - three stories	Fire Code	Fire Code	Fire Code	Fire Code
19	Minimum landscape strip required along right-of-way (width in feet)	0	10	10	10	0	10	10	10	10	10
20	Minimum landscape strip required along side property lines (width in feet)	0	5	5	5	0	5	0	0	0	0
21	Minimum landscape open space (percent) / % of outdoor amenity space (min)	0	25	20	0	0	10	20	20	20	20
22	Maximum residential density (units per acre)	N/A	N/A	N/A	8	0	8	0	0	0	0
23	Minimum lot size for detached single-family dwelling (square feet)	N/A	N/A	N/A	6000	0	6000	N/A	N/A	N/A	N/A
24	Minimum lot width for detached single-family dwelling (feet)	N/A	N/A	N/A	60	0	60	N/A	N/A	N/A	N/A
25	Minimum lot size for two-family dwelling per unit (square feet)	N/A	N/A	N/A	6000	0	6000	N/A	N/A	N/A	N/A
26	Minimum lot width for two-family	N/A	N/A	N/A	75	0	75	N/A	N/A	N/A	N/A
27	Minimum heated floor area per dwelling unit (square feet)	900	N/A	700	1200	1200	0	N/A	N/A	N/A	N/A

Dimensional Comparison Chart - OP, I-1, OCMS, MPMUD to OR-, OP-, IX-, IL-

	A	B	C	D	E	F	G	H	I
1		Current Zoning Districts				UDC Districts			
2	Dimensional Requirements (measurement)	OP	I-1	OCMS	MPMUD	OR-	OP-	IX-	IL-
3	Minimum site area to rezone to this district	0	0	15	20	5,000	5000	5000	5000
4	Minimum front yard setback from major street right-of-way (feet)	15	30	25	15	5	0	0	10
5	Minimum front yard setback from minor street right-of-way (feet)	10	20	15	5	5	0	0	10
6	Minimum side setback, interior lot line or other side not otherwise specified (feet)	10	10	10	0	0 or 3	0 or 3	0 or 3	5
7	Minimum side setback, corner lot, major street (feet)	10	20	25	5	0 or 3	0 or 3	0 or 3	10
8	Minimum side setback, corner lot, minor street (feet)	10	15	20	5	0 or 3	0 or 3	0 or 3	10
9	Minimum rear setback (feet)	35	10	95	0	0 or 3	0 or 3	0 or 3	15
10	Minimum side or rear setback when abutting an E-1, E-2, R-1, R-2, or R-5 district	50	60	60	150	20 or 40	20 or 40	20 or 40	20 or 40
11	Minimum width of natural buffer abutting E-1, E-2, R-1, R-2, or R-5 district (feet)	40	50	60	40	20 or 40	20 or 40	20 or 40	20 or 40
12	Minimum width of setback abutting any other "R-" district	50	60	95	50	20 or 40	20 or 40	20 or 40	20 or 40
13	Minimum width of natural buffer abutting any other "R-" (feet)	40	50	60	40	20 or 40	20 or 40	20 or 40	20 or 40
14	Maximum height (feet)	40	50	95	48	67	45	79	67
15	Maximum height (stories)	3	3	7	3	5	3.5	6	5
16	Maximum lot coverage (percent)	25	35	25	40	0	0	0	0
17	Floor-area ratio (proportion)	0%	0%	0.5	0.5	0%	0%	0%	0%
18	Minimum distance between buildings on same lot	Fire Code	Fire Code	40	10	Fire Code	Fire Code	Fire Code	Fire Code
19	Minimum landscape strip required along right-of-way (width in feet)	10	10	10	10	10	10	10	10
20	Minimum landscape strip required along side property lines (width in feet)	5	5	5	5	0	0	0	0
21	Minimum landscape open space (percent) / % of outdoor amenity space (min)	25	25	35	0	20	20	20	20
22	Maximum residential density (units per acre)	N/A	N/A	N/A	8	0	0	0	0
23	Minimum lot size for detached single-family dwelling (square feet)	N/A	N/A	N/A	6000	N/A	N/A	N/A	N/A
24	Minimum lot width for detached single-family dwelling (feet)	N/A	N/A	N/A	60	N/A	N/A	N/A	N/A
25	Minimum lot size for two-family dwelling per unit (square feet)	N/A	N/A	N/A	6000	N/A	N/A	N/A	N/A
26	Minimum lot width for two-family	N/A	N/A	N/A	75	N/A	N/A	N/A	N/A
27	Minimum heated floor area per dwelling unit (square feet)	N/A	700	N/A	1800	N/A	N/A	N/A	N/A