

D. AREA AND BULK REQUIREMENTS:

The following area and bulk requirements shall be applicable to all developments in the R-2A, R-IA, CRA-10, THRD, DRD and MFAAHD Districts, as indicated. Dimensions are in feet unless otherwise indicated.*

29-5.D

								Minimum Yard		
Zoning District	Minimum Area (acres)	Maximum Density DU/Acre	% of Units Req. to be Affordable **	Minimum Frontage (feet)	Min Lot Width and Depth (feet)	Maximum Area (acres)	Minimum Private Open Space (sq. ft. per DU)	Front (feet)	Side (feet)	Rear (feet)
R-2A Single-Family Residence	2	NA	NA	25	200	NA	NA	50	40	50
R-1A Single-Family Residence	1	NA	NA	25	150	NA	NA	40	30	40
CRA-10 Center Residence Apartment	5	10	20	50	200	NA	50	50	Principal bldg. 50 except 75 from an R-1A or R-2A Residence District Accessory bldg. 25 except 50 from an R-1A or R-2A Residence District	Principal bldg. 50 except 75 from an R-1A or R-2A Residence District Accessory bldg. 25 except 50 from an R-1A or R-2A Residence District
THRD Townhouse Residence District	3	7	20	50	200	10	200	50	Principal bldg. 50 except 75 from an R-1A or R-2A Residence District Accessory bldg. 50 except 75 from an R-1A or R-2A Residence District	Principal bldg. 50 except 75 from an R-1A or R-2A Residence District Accessory bldg. 50 except 75 from an R-1A or R-2A Residence District
DRD Design Residence District	3	3	20	50	200	10	400	50	Principal bldg. 50 except 75 from an R-1A or R-2A Residence District Accessory bldg. 50 except 75 from an R-1A or R-2A Residence District	Principal bldg. 50 except 75 from an R-1A or R-2A Residence District Accessory bldg. 50 except 75 from an R-1A or R-2A Residence District
MFAAHD Multi-Family All-Affordable Housing District	3	7	100	50	200	20	200	40	Principal bldg. 50 except 75 from an R-1A or R-2A Residence District Accessory bldg. 25 except 50 from an R-1A or R-2A Residence District	Principal bldg. 50 except 75 from an R-1A or R-2A Residence District Accessory bldg. 25 except 50 from an R-1A or R-2A Residence District
SFAAHD Single-Family All-Affordable Housing District	6	NA	100	150	150	10	NA	40	30	40
HODD Housing Opp'y Develop. District	9	10	30	50	200	11	40	50	50 Principal bldg. 25 Accessory bldg.	50 Principal bldg. 25 Accessory bldg.

Abbreviation used: DU - Dwelling Unit NA - Not Applicable

** (in all cases where % results in a fraction - round up)

29-5.D

Zoning District	Minimum Parking and Loading Setbacks Rear and Side Yards (feet)	Maximum Building Height (stories/feet)	Maximum Average Unit Size (sq. ft. per dwelling unit)	Maximum Bldg. Coverage (percentage of lot area)	Maximum Site Coverage (building and paved areas as percentage of lot area)
R-2A Single-Family Residence	NA	2½/35 (2)	NA	7	12
R-1A Single-Family Residence	NA	2½/35 (2)	NA	10	15
CRA-10 Center Residence Apartment	15 and 50 from R-1A and/or R-2A Residence District	Principal bldg. 2½/35 (2) except 3/35 for senior citizen housing Accessory bldg. 1/15	1,500	20	65
THRD Townhouse Residence District	40 from front and rear and 30 from side from R-1A or R-2A Residence District	Principal bldg. 2½/35 (2) Accessory bldg. 1/15	1,800	20	50
DRD Design Residence District	15 and 75 from R-1A or R-2A Districts	Principal bldg. 2½/35 (2) Accessory bldg. 1/15	2,400	20	40
MFAAHD Multi-Family All-Affordable Housing District	15 and 75 from R-1A or R-2A Residence District	Principal bldg. 2½/35 (2) Accessory bldg. 1/15	NA	25	60
HODD Housing Opportunity Development District	20	3½ /43	1,800	15	40

(2) Except as otherwise provided in 29-4.C.1.