

Detached Dwellings in the

Maximum Impervious Coverage (% of lot area or square feet)	R-1 District	R-2 District	R-3 District	Churches
Total cumulative accessory building coverage (excluding detached private garages (3))	100 square feet	100 square feet	100 square feet	
Maximum total impervious surface coverage	40%	55%	45%	35%

Detached Dwellings in the

Maximum Building Height	R-1 District	R-2 District	R-3 District	Churches
Principal building	2 1/2 stories/ 35 feet	2 1/2 stories/ 35 feet	2 1/2 stories/ 35 feet	
Detached private garage	1 story/18 feet	1 story/18 feet	1 story/18 feet	
All accessory buildings, excluding detached private garage	1 story/ 15 feet	1 story/ 15 feet	1 story/ 15 feet	1 story/ 25 feet

Notes:

- (1) (Reserved)
- (2) (Reserved)
- (3) Accessory structures include tool and storage sheds, greenhouses, gazebos and pool cabanas.
- (4) A detached private garage shall be required for all new construction of a principal residential structure in the R-1 and R-3 Districts in accordance with the provisions of § 225-16.

§ 225-13. RC Retail Commercial and GC General Commercial.

A. Principal permitted uses on the land and in buildings.

Principal Building (minimum)	Detached Dwellings in the			
	R-1 District	R-2 District	R-3 District	Churches
Lot area	15,000 square feet	7,500 square feet	11,250 square feet	15,000 square feet
Lot frontage	100 feet	50 feet	75 feet	100 feet
Lot width	100 feet	50 feet	75 feet	100 feet
Lot depth	125 feet	125 feet	125 feet	150 feet
Side yard				
One	15% of width	12% of width	13.5% of width	25 feet
Aggregate of both	35% of width	32% of width	33.5% of width	50 feet
Front yard	25 feet	25 feet	25 feet	35 feet
Rear yard	35 feet	35 feet	35 feet	25 feet

Accessory Building (minimum)	Detached Dwellings in the			
	R-1 District	R-2 District	R-3 District	Churches
Distance to side line	6 feet	6 feet	6 feet	20 feet
Distance to rear line	6 feet	6 feet	6 feet	20 feet
Distance to principal building	20 feet	20 feet	20 feet	20 feet

Maximum Impervious Coverage (% of lot area or square feet)	Detached Dwellings in the			
	R-1 District	R-2 District	R-3 District	Churches
Principal Building coverage (1)	25%	25%	25%	15%
Swimming pools (1)	7%	7%	7%	—
Driveways	1,650 square feet	1,650 square feet	1,650 square feet	—
Walkways	350 square feet	200 square feet	275 square feet	—
Detached private garages	600 square feet	500 square feet	550 square feet	600 square feet