

APPENDIX B. BULK MATRIX

	AG	R-1	R-2	R-3			R-3A		R-4		MH	
Floor/Area Ratio	One-Family Detached Dwelling 0.10	One-Family Detached Dwelling 0.50	One-Family Detached Dwelling 0.50	One-Family Detached Dwelling 0.70	One-Family Attached Dwelling 0.70	Two-Family Dwelling 0.90	One-Family Detached Dwelling 0.90	Two-Family Dwelling 1.20	Multiple Family Dwelling 1.20	0.70		
Minimum Lot Area (in case of residential uses, minimum is per dwelling unit)	w/public water and sewer 7,500	10,000	8,500	6,000	8,500	6,000	5,000	6,000	6,000	3,000	6,000 1 br = 1,000 2 br = 1,700 3 br = 2,000 n/a	5 acre district; 4,000 per unit
Minimum Lot Width	150 ft.	60 ft.	50 ft.	50 ft.	65 ft.	80 ft.	50 ft.	50 ft.	50 ft.	n/a	n/a	35 ft.
Maximum Building Height	30 ft.	25 ft.*	25 ft.*	25 ft.*	25 ft.*	25 ft.	25 ft.	25 ft.*	25 ft.*	n/a	n/a	25 ft.
Minimum Yards	Front 50 ft. Side 15 ft. each Rear 30 ft.	8 ft. ea. but not less than 20 ft. total	5 ft. ea. but not less than 12 ft. total	5 ft. ea. but not less than 12 ft. total	10 ft. ea. but not less than 20% lot depth**	5 ft. ea. but not less than 12 ft. total	5 ft. ea. but not less than 12 ft. total	5 ft. ea. but not less than 12 ft. total	5 ft. ea. but not less than 12 ft. total	5 ft. ea. but not less than 12 ft. total	5 ft. ea. but not less than 12 ft. total	5 ft. ea. but not less than 15 ft. total 20 ft.
Liveable Floor space	1,200 sq. ft.	1,200 sq. ft.	900 sq. ft.	900 sq. ft.	900 sq. ft.	850 sq. ft.	900 sq. ft.	850 sq. ft.	500 sq. ft.	900 sq. ft.	850 sq. ft. 350 sq. ft./unit 2,000 sq. ft./bldg	560 sq. ft.

* Please refer to text pertaining to applicable zone.

** 10 feet required in case of through lots.

*** Please refer to section 17-750.

Floor/Area Ratio	B-1		B-2***		B-3		M-1	M-2	ROS	O/I	ASMU			
	Residential Uses	Other Uses	Residential Uses	Other Uses	Residential Uses	Other Uses					One-Family Detached Dwelling	Two-Family Dwelling 1.20	Multiple Family Dwelling	Other Uses
Minimum Lot Area (in case of residential uses, minimum is per dwelling unit)	Same as least restrictive district for that building type n/a	20,000	Same as least restrictive district for that building type n/a	20,000	Same as least restrictive district for that building type n/a	20,000	2.00	40,000 sq. ft.	0.10	2.00	6,500	3,000	2,178	10,000
Minimum Lot Width	Same as least restrictive district for that building type n/a	120 ft.	Same as least restrictive district for that building type n/a	120 ft.	Same as least restrictive district for that building type n/a	120 ft.	120 ft.	120 ft.	1 acre (43,560 sq. ft.)	120 ft.	60	60 ft.	60 ft.	60 ft.
Maximum Building Height	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Minimum Yards	Front	20 ft.*	20 ft.*	20 ft.*	20 ft.*	20 ft.*	25 ft.	25 ft.	50 ft.	50 ft.	40 ft.	40 ft.	40 ft.	30 ft. when adjoining a R-1 or R-2 district
	Side	When adjoining a residential district, shall match the side yard requirement of that district	Same as least restrictive district for that building type	When adjoining a residential district, shall match the side yard requirement of that district	Same as least restrictive district for that building type	When adjoining a residential district, shall match the side yard requirement of that district	10 ft. each	10 ft. each	15 ft. each	15 ft. each	15 ft. each	10 ft. when adjoining an R-1 or R-2 district	6 ft. min. 15 ft. max. 5 ft. min.	10 ft. when adjoining an R-1 or R-2 district
Livable floor space	Rear	20 ft.*	20 ft.*	20 ft.*	20 ft.*	20 ft.*	25 ft.	25 ft.	30 ft.	30 ft.	20 ft. when adjoining an R-1 or R-2 district	15 ft. min.	15 ft. min.	
		600 sq. ft.	600 sq. ft.	600 sq. ft.	600 sq. ft.	600 sq. ft.	n/a	n/a	n/a	n/a	Same as R-4 district	Same as R-4 district	Same as R-4 district	

(Ord. No. 09-36, § 11, 9-21-09; Ord. No. 10-08, § 2(Exh. A), 3-15-10; Ord. No. 10-28, § 2(Exh. A), 7-19-10; Ord. No. 11-04, § 2, 1-3-11; Ord. No. 12-28, § 3, 6-4-12)