

**TABLE 1  
LOT, YARD AND BULK REQUIREMENTS BY DISTRICT**

<b>District</b>	<b>A. Lot Area</b>	<b>B. Lot Width</b>	<b>C. Front Yard Setback</b>	<b>D. Corner Side Yard Setback</b>	<b>E. Interior Side Yard Setback</b>	<b>F. Rear Yard Setback</b>	<b>G. Height</b>	<b>H. Floor Area Ratio</b>
CR - Conservation Recreation	217,800 Sq. Ft.	NONE	50'	50'	50'	50'	N/A	NONE
ER-1 - Estate Residence	80,000 Sq. Ft.	150'	50'	30'	20'	40'	45'	NONE
ER-2 - Estate Residence	40,000 Sq. Ft.	150'	40'	30'	20'	40'	45'	NONE
R1 - Single Family Residence	10,000 Sq. Ft.	75'	30'	20'	10'	40'	45'	NONE
R2 - Single Family Residence	7,200 Sq. Ft.	60'	25'	20'	6'	30'	45'	NONE
R3 - Single Family Residence	6,000 Sq. Ft.	50'	20'	15'	6'	25'	45'	NONE
R4 - Two Family Residence								
Single-Family	6,000 Sq. Ft.	60'	20'	15'	6'	25'	45'	NONE
Two-Family	7,200 Sq. Ft.	60'	20'	15'	6'	25'	45'	NONE
R5 - Limited General Residence								
Single- and Two-Family	6,000 Sq. Ft.	50'	25'	20'	6'	25'	45'	NONE
1 Bedroom	2,000 Sq. Ft./Unit	50'	25'	20'	12'	25'	45'	NONE
2 Bedroom	2,500 Sq. Ft./Unit	50'	25'	20'	12'	25'	45'	NONE
R6 - General Residence								
Single- and Two-Family	6000 Sq. Ft.	50'	25'	20'	6'	25'	N/A	2.25*
1 Bedroom	1,000 Sq. Ft./Unit	50'	25'	20'	10'	25'	N/A	2.25*

\* Dwellings

\*\* FAR Premiums may be added

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2 Bedroom	1,250 Sq. Ft./Unit	50'	25'	20'	10'	25'	N/A	2.25*
3 Bedroom	1,500 Sq. Ft./Unit	50'	25'	20'	10'	25'	N/A	2.25*
4 Bedroom	2,000 Sq. Ft./Unit	50'	25'	20'	10'	25'	N/A	2.25*
<b>R7 - General Residence</b>								
Single- and Two-Family	6,000 Sq. Ft.	50'	25'	20'	6'	25'	N/A	3.2*
1 Bedroom	800 Sq. Ft./Unit	50'	25'	20'	10'	25'	N/A	3.2*
2 Bedroom	1,000 Sq. Ft./Unit	50'	25'	20'	10'	25'	N/A	3.2*
3 Bedroom	1,200 Sq. Ft./Unit	50'	25'	20'	10'	25'	N/A	3.2*
4 Bedroom	1,500 Sq. Ft./Unit	50'	25'	20'	10'	25'	N/A	3.2*
<b>R8 - General Residence</b>								
Single- and Two-Family	6000 Sq. Ft.	50'	25'	20'	6'	25'	N/A	4.2*
1 Bedroom	250 Sq. Ft./Unit	50'	15'	15'	10'	30'	N/A	4.2*
2 Bedroom	400 Sq. Ft./Unit	50'	15'	15'	10'	30'	N/A	4.2*
3 Bedroom	550 Sq. Ft./Unit	50'	15'	15'	10'	30'	N/A	4.2*
4 Bedroom	700 Sq. Ft./Unit	50'	15'	15'	10'	30'	N/A	4.2*
<b>B1 - Neighborhood Convenience</b>	N/A	N/A	15'	15'	0'	0'	45'	NONE

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B2 - Community Shopping	N/A	N/A	15'	15'	0'	0'	100'	≤ 4.0
B3 - General Commercial	N/A	N/A	15'	15'	0'	0'	100'	≤ 4.0
B4 - Central Business	N/A	N/A	0'	0'	0'	0'	N/A	≤ 8.0**
B5 - Central Service	N/A	N/A	0'	0'	0'	0'	N/A	≤ 8.0**
M-CR - Marine-Commercial Recreation	N/A	N/A	20'	20'	20'	20'	45'	≤ 0.5
OI1 - Office/Institutional	6,000 Sq. Ft.	50'	5'	5'	0'	0'	N/A	≤ 2.0*** ≤ 4.0 - Offices
OI2 - Office/Institutional	15,000 Sq. Ft.	100'	15'	15'	0'	0'	N/A	≤ 2.0*** ≤ 4.0 - Offices
R/LI - Research and Light Industrial	40,000 Sq. Ft.	N/A	30'	30'	10'	20'	60'	≤ 0.75
I1 - Restricted Industrial	N/A	N/A	30'	30'	10'	20'	60'	≤ 1.0
I2 - General Industrial	N/A	N/A	20'	20'	10'	20'	80'	≤ 1.0

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