

DIMENSIONAL REGULATIONS - TABLE 1

Zoning Districts	Residence R-1.	Residence R-2.		Residence R-3	Retail Business	Retail Business 2	Highway Business	Shopping Center	Waterfront	Industrial	Naval Hospital Development		Business	Light Ind Office	Light Ind 2	
	1-2 Units (R-1)	1-3 Units (R-2)	Apartment	(R3)	(BR)	(BR2)	(BH)(6)	(I)	(W)	(I)	Residential (NHR)	Commercial (NHC)	(B)	(LI)	(LI2)	
Minimum Lot Area																
Per dwelling Unit	3500	3500	3000	950	NA	350	NA	NA	NA	NA	NA	NA	NA	NA	NA	350
But not less than	7500	5000	10,500	5000	NA	10,000	NA	NA	NA	1 Acre	NA	15000	1 Acre	1.5 Acre	10,000	
Maximum Density	NA	NA	NA	12 units per acre; 45 by SP	NA	12 units per acre; 45 by SP	NA	NA	35 units per acre	NA	NA	NA	NA	NA	NA	12 units per acre; 45 by SP
Minimum Density	NA	NA	NA	NA	NA	NA	NA	NA	12 units per acre	NA	NA	NA	NA	NA	NA	12 units per acre
Minimum Frontage (ft) (4)	60	40	60	40	50	50	100	NA	NA	150	NA	100	150	150	40 for res.; 150 for other	
Maximum Floor Area Ratio (2)																
Standard	NA	NA	1	1	NA	NA	NA	2	1.5	1.0(3)	4	1	2	2	2	2
Bonus	NA	NA	2	1.5	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Maximum Height (ft) (5)	35	35	40	36; 60 by SP	80	36; 60 by SP	20(12)	80	35	40	100	40	100	25 (16)	36	
Maximum Numer of Stories	3	3	4	3; 5 by SP	8	3; 5 by SP	2	NA	NA	NA	10	4	8	2	3	
Required Yards (ft) (7)																
Front Yard	20	10	10	10 ⁽¹⁵⁾	0	10 ⁽¹⁵⁾	10	10	10	15	NA	NA	10	10	5	
Side Yard	1/4 the height of the building (13)	1/4 the height of the building (13)	1/4 the height of the building (13)	1/4 the height of the building (13)	10	10	10	10	10	NA	NA	NA	NA	NA	NA for industrial; 10 for res.	
Rear Yard	25	20	20	20	20	20	10	10	10	10	NA	NA	20	20	NA for ind.; 20 for res.	
Max. % of Lot Covered	30	40	40	40	NA	NA	NA	NA	NA	50(8)	NA	50	NA	NA	NA	
Minimum Usable Open Space per family (s.f.)	500	300	150(9)	150	100	100	NA	NA	150	NA	NA	NA	NA	NA	100	
Minimum Area to remain as Usable Open Space (5)	NA	NA	NA	NA	NA	NA	NA	NA	15(10)	NA	25	25	NA	NA	NA	
Minimum distance Between Access Points to the same lot (ft) (11)	NA	NA	NA	NA	NA	NA	NA	NA	50	100	NA	NA	100	100	100	

s.f.=square feet

NA=not applicable

Notes:

(1) The regulations in this table 1 shall not be applicable to plans submitte in accord with the Land Disposition Agreement dated January 3, 1980 as amended. Sections 7.2 of this ordinance (Planned development) except as indicated in Section 7.3.5., or and Urban Renewal Plan approved by th City.

(2) See Section 4.3.12 (Floor Area Ratio)

(3) See section 4.3.13. Maximum of 2.0 Floor Area Ratio if the lot is 2 acres or more or if all parking is provided in a parking structure

(4) Measured on the street which the main entrance of the principal building faces.

(5) See Section 4.3.10 (Special Height Requirements)

(6) See Section 4.3.7.

(7) See Section 4.3.5 (Required Yards)

(8) See Section 4.3.11 (Lot Coverage)

(9) See Section 4.3.4 (Useable Open Space)

(10) See Section 4.2.3. (Waterfront District)

(11) See Section 4.2.5. (Access Road)

(12) See Section 4.5.1. (Special Permit Relief)

(13) See Section 4.3.5.1 for further requirements (Required Yards)

(14) The requirements in the Waterfront Industrial Overlay District are the same as the Waterfront District.

(15) (Reserved)