

**Proposed Amendments to the Zoning and Site Plan Review Ordinance
Maximum Residential Density in RA, RB, RD Districts
Two- and Multi-family Dwellings
Introduction – January 22, 2018**

Div. II-19-1-3. ESTABLISHMENT OF DISTRICTS

Sec. 19-8 Residential A District (RA)

	Minimum Lot Size		Max. Lot Coverage	Max. Residential Density (sq ft) See Section 19-64.1	Min. site size (acres)
	Lot Area (sq ft)	Lot Width (ft)			
All Uses	--	--	20%	--	--
Cemeteries	--	300	--	--	10
Day Care Centers	--	200	--	--	2
Churches	--	300	--	--	5
Congregate Housing	--	300	--	7,500	5
Health Institute	--	300	--	--	5
Multi family	15,000	100	--	5,000 <u>10,000</u>	--
Private Clubs	--	200	--	--	3
Private Schools	--	200	--	--	3
Two family	10,000	50	--	5,000 <u>10,000</u>	--
Single Family Detached & Other Uses	10,000	50	--	10,000 [Amended 1/24/11]	--

Sec. 19-9 Residential B District (RB)

	Minimum Lot Size		Max. Lot Coverage	Max. Residential Density (sq ft) See Section 19-64.1	Min. site size (acres)
	Lot Area (sq ft)	Lot Width (ft)			
All Uses	--	--	20%	--	--
Cemeteries	--	300	--	--	10
Day Care Centers	--	200	--	--	2
Churches	--	300	--	--	5
Congregate Housing	--	300	--	7,500	5
Health Institute	--	300	--	--	5
Multi family	30,000	150	--	10,000 25,000	--
Private Clubs	--	200	--	--	3
Private Schools	--	200	--	--	3
Two family	25,000	100		10,000 25,000	--
Single Family Detached, & Other Uses	25,000	100	--	25,000 [Amended 7/11/16]	--

Sec. 19-10.1 Residential D District (RD)

	Minimum Lot Size		Max. Lot Coverage	Max. Residential Density (sq ft) See Section 19-64.1	Min. site size (acres)
	Lot Area (sq ft)	Lot Width (ft)			
All Uses	--	--	20%	--	--
Cemeteries	--	300	--	--	10
Day Care Centers	--	200	--	--	2
Churches	--	300	--	--	5
Congregate Housing	--	300	--	7,500	5
Health Institute	--	300	--	--	5
Multi Family	45,000	150	--	15,000 <u>30,000</u>	--
Private Clubs	--	200	--	--	3
Private Schools	--	200	--	--	3
Two Family	30,000	100		15,000 <u>30,000</u>	--
Single Family Detached & Other Uses	30,000	100	--	30,000	--