

DIVISION I. GENERAL PROVISIONS

Sec. 6.030. Minimum lot size.

Every property upon which a principal use may be located shall meet or exceed the following requirements for its respective zoning district:

Table 6-2
 Minimum Lot Sizes

Zoning District	Density	Minimum Lot Size (per unit)	Minimum Lot Width Major Streets**	Minimum Lot Width Other Streets
AG	2 units/10 acres (under the same ownership)	10 acres minimum for either 1 or 2 DU's	330 feet	330 feet
RDR	1 unit/acre	1 acre	150 feet	150 feet
RLL	NA	.5 acre	NA	90 feet
R-1	4 units/acre	8,400 s.f.	NA	70 feet
RP-1*	4 units/acre 6/acre w/bonuses	6,600 s.f.	NA	60 feet (Single-Family) (s.f.)— Clusters may vary (determined at preliminary plan approval)
RP-2*	7.5 units/acre	6,000 s.f. (Single-Family) 4,500 s.f. (Duplex)	NA	60 feet (Single-Family); Clusters may vary (determined at preliminary plan approval) 80 feet (Duplex)
RP-3*	10 units/acre	4,000 s.f.	NA	50 feet (Single-Family) (s.f.)— Clusters may vary (determined at preliminary plan approval) 35 feet per unit for Duplex, Triplex or Quadplex <u>Fourplex</u>
RP-4	12 units/acre <u>25 units/acre for Multi-Family</u>	3,500 s.f. <u>for all; except Multi-family requires 30% open space in lieu of min. lot size</u>	Per Approved Plan <u>NA</u>	Per Approved Plan <u>35 feet for Single-Family. All other residential types determined at preliminary plan approval</u>

ARTICLE 6. - USE STANDARDS
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PRO	Max. .25 FAR (Maximum Building Size 2,500 s.f.)	NA	NA	NA
NFO	N/A	60% Max. Lot Coverage	NA	NA
TNZ	NA	80% Max. Lot Coverage	NA	NA
PO	Max. .55 FAR	1 Acre	175 feet	NA
CP-1	Max. .20 FAR	20,000 s.f.	100 feet	NA
CP-2	Max. .55 FAR	20,000 s.f.	100 feet	NA
CBD	Max. 1.0 FAR	NA	NA	NA
CS	Max. .65 FAR	NA	NA	NA
PI	Max. 1.0 FAR	NA	NA	NA
AZ	Per Approved Plan	NA	NA	NA
PMIX	Densities and lot sizes established as part of zoning approval for each development	As specifically approved per development plan	Per Approved Plan	100 feet

*FAR — Floor Area Ratio: Ratio of building square footage to lot square footage.

NA — Not Applicable.

*The cluster development option in the RP-1, RP-2, and RP-3 may vary the lot size and lot width requirements. See Article 4

** Major streets include highways and existing and proposed 4-lane streets.

~~NA — Not Applicable.~~