

**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<br><del>6/acre</del><br>w/bonuses         | 6,600 s.f.  | NA                                     | 60 feet <del>(Single-Family) (s.f.)—</del><br><del>Clusters may vary (determined at preliminary plan approval)</del>  |
| RP-2*           | 7.5 units/acre   | 6,000 s.f. (Single-Family)<br>4,500 s.f. (Duplex)   | NA                                     | 60 feet (Single-Family);<br><del>Clusters may vary (determined at preliminary plan approval)</del><br>80 feet (Duplex)  |
| RP-3*           | 10 units/acre  | 4,000 s.f.  | NA                                     | 50 feet <del>(Single-Family) (s.f.)—</del><br><del>Clusters may vary (determined at preliminary plan approval)</del><br>35 feet per unit for Duplex, Triplex or <del>Quadplex</del> <u>Fourplex</u> |
| RP-4            | 12 units/acre<br><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> | <del>Per Approved Plan</del> <u>NA</u> | <del>Per Approved Plan</del> <u>35 feet for Single-Family. All other residential types determined at preliminary plan approval</u>  |

ARTICLE 6. - USE STANDARDS  
DIVISION I. GENERAL PROVISIONS

|      |   |   |                   |          |
|------|---|---|-------------------|----------|
| PRO  | Max. .25 FAR<br>(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, RP-3, RP-4 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.~~