

ZONING DISTRICT REGULATIONS

District	Lot Area	Lot Width	Lot Depth	Front Yard	Side Yard	Rear Yard	Max. Height	Greenbelt	Coverage
A	3 acres	150 ft.	200 ft.	50 ft.	20 ft.	50 ft.	2 ½ stories or 35 ft.	n/a	n/a
R-1C	12,500 sq. ft.	100 ft.	125 ft.	30 ft.	10 ft.	25 ft.	2 ½ stories or 35 ft.	n/a	40% max.
R-1D	9,000 sq. ft.	75 ft.	100 ft.	25 ft.	7 ft.	25 ft.	2 ½ stories or 35 ft.	n/a	40% max.
R-1E	7,000 sq. ft.	60 ft.	100 ft.	25 ft.	7 ft.	25 ft.	2 ½ stories or 35 ft.	n/a	40% max.
R-2	9,000 sq. ft.	75 ft.	120 ft.	25 ft.	7 ft.	25 ft.	2 ½ stories or 35 ft.	n/a	40% max.
R-3A	10,000 sq. ft.	75 ft.	125 ft.	25 ft.	7 ft.	25 ft.	3 stories or 45 ft.	n/a	40% max.
R-M	8 acres/5,000 sq. ft. for lot	200 ft./45 ft. for lot	200 ft./110 ft. for lot	30 ft. for public st./10 ft. for lot	6 ft.	25 ft.	n/a	Parks – 25 ft.	50% max.
O-I	7,500 sq. ft.	None	None	25 ft.*	0 ft. (15 adj. residential)	25 ft.*	2 ½ stories or 35 ft.*	15 ft. adj. residential	40% max.
HCD	7,500 sq. ft.	None	None	10 ft.	0 ft. (10 adj. residential)	30 ft.	2 ½ stories or 35 ft.	15 ft. adj. residential	5,000 sq. ft. max. floor area
C-1	7,500 sq. ft.	None	None	25 ft.*	0 ft. (15 adj. residential)	25 ft.*	2 ½ stories or 35 ft.*	15 ft. adj. residential	3,000 sq. ft. max. floor area*
C-2	10,000 sq. ft.	None	None	25 ft.*	0 ft. (20 adj. residential)	0 ft. (20 adj. residential)	3 stories or 45 ft.*	20 ft. adj. residential	None
C-3	10,000 sq. ft.	None	None	25 ft.*	0 ft. (25 adj. residential)	0 ft. (25 adj. residential)	3 stories or 45 ft.*	25 ft. adj. residential	None
I-1**	1 acre	150 ft.	200 ft.	35 ft. (50 adj. residential)*	25 ft. (50 adj. residential)*	30 ft. (50 adj. residential)*	3 stories or 45 ft.*	50 ft. adj. residential	None
I-2**	1 acre	150 ft.	200 ft.	35 ft. (50 adj. residential)*	0 ft. (10 ft. other dist., 50 ft. residential)	0 ft. (30 ft. other dist., 50 ft. res)*	3 stories or 45 ft.*	50 ft. adj. residential	None
CBD	None	None	None	0 ft. (15 adj. residential)	0 ft. (15 adj. residential)	0 ft. (15 adj. residential)	3 stories or 45 ft.	15 ft. adj. residential	80% max.
CRD-I	5,000 sq. ft.	None	None	20 ft.	5 ft.	10 ft.	3 stories or 45 ft.	n/a	70% max.
CRD-II	5,000 sq. ft.	None	None	20 ft.	5 ft.	10 ft.	2 ½ stories or 35 ft.	n/a	70% max.
FHCD	7,500 sq. ft.	None	None	0 ft. min., 10 ft. max.	0 ft. (10 adj. residential)	0 ft. (20 adj. residential)	3 stories or 45 ft.	15 ft. adj. residential	None

Planned Development Districts (PD-R, PD-MU, PD-I, PD-RF) have varied requirements based on each development. *Green Point Rating System Guide (GPRSG) may permit varied setbacks or heights.

**Additional building setbacks apply for structures adjacent to residentially zoned areas. Call Planning Division for additional information on specific requirements.

Zoning District Classification

- A - Agricultural District
- R-1C,**
R-1D,
R-1E - Single-Family Residential District
- R-2** - Two-Family Residential District
- R-3A** - Multiple Family Residential District
- R-M** - Manufactured / Modular Residential District
- O-I** - Office Institution District
- HCD** - Historic Commercial District
- C-1** - Neighborhood Business District
- C-2** - General Business District
- C-3** - Highway Business District
- I-1** - Light Industrial District
- I-2** - Heavy Industrial District
- CBD** - Central Business District
- CRD** - Central Residential District
- FHCD**- Frenchtown Historic Commercial District

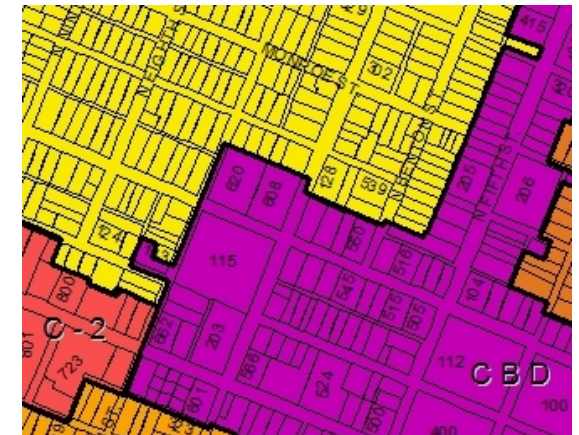


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CITIZEN
INFORMATION
SERIES

Zoning District Regulations



DEPARTMENT OF
COMMUNITY DEVELOPMENT