

Planned Residential District

Lot, Yard and Off-Street Parking Requirements

Building Type	Minimum Lot Area (Square Feet)	Minimum Lot Width (feet)	Minimum Front Yard (Feet)	Minimum Side Yard (Feet)	Minimum Rear Yard (Feet)	Maximum Lot Coverage Percent (1)	Minimum Off-Street Parking
Single-family dwellings (2)	15,000 with Maximum of 40 acres	80 (3)	25 (4)	10 minimum One side (4), 25 total both sides	30 (4)	20	2 spaces per dwelling unit
Townhouses spaces per dwelling unit (2) (5) (6)	2000 with Maximum of 40 acres	20	20	See note (7)	25	45	1½
Multiple dwellings	N.A.	N.A.	30	30 each (8)	308	20	1½ spaces per dwelling unit

Notes for PRD Developments:

(1) Lot coverage shall include all buildings on the lot, inclusive of any accessory buildings. Open and uncovered steps, porches and decks shall not be included.

(2) The minimum distance between accessory buildings and main buildings shall be equal to the height of the accessory building. The height of the accessory building is defined as the height at any point around its perimeter measured from finished grade to a point mid-way between the ridge line of the roof and the eave line, or, in the case of buildings with flat roofs, from finished grade to the top of the parapet.

(3) The minimum lot width of a single-family lot may be reduced as much as 25 % at the front yard or rear yard setback line, as long as the average lot width is not less than 80 feet. Minimum street frontage permissible for any lot shall be 60 feet.

(4) Open and uncovered steps, porches, and decks may encroach upon a required front, side, or rear yard except that they may not come closer than 10 feet to any front, side, or rear lot line. Where no side yard is required, open and uncovered steps, porches, and decks may abut side lot lines.

(5) It shall be permissible to provide not more than one open parking space within the required front yard for each detached single-family or townhouse dwelling.

(6) The minimum distance between townhouse clusters or apartment buildings shall be 20 feet measured perpendicular to the wall of either building when both walls are windowless, and 40 feet measured similarly when either or both walls have windows.

(7) No side yard shall be required when two townhouse units share a common wall. The minimum side yard shall be 15 feet when the side lot line of a townhouse abuts open space as designated on the accompanying land use map and 20 feet when the side lot line abuts a dedicated road right-of-way.

(8) The required side or rear yard for a multi-family lot may be 15 feet when the side or rear yard abuts open space as designated on the accompanying land use map. The minimum distance between buildings shall in no event be less than required under the provisions of Note 6.