

APPENDIX B

SCHEDULE OF REGULATIONS

For Area, Height, Bulk and Placement Requirements

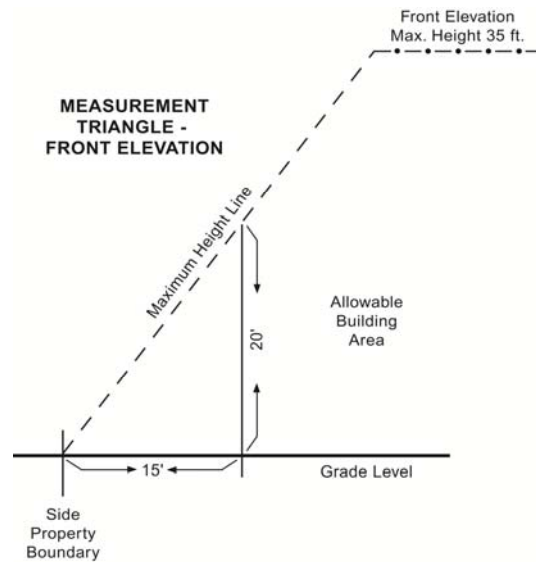
Zoning District	Maximum Lot Coverage (percentage)	Minimum Size of Lot		Maximum Height of Building in Feet	Minimum Yard Setbacks in Feet (Unobstructed)					Minimum Cubic Content per Dwelling Unit in Cubic Feet
		Area per Dwelling Unit in Sq. Ft.	Width in Feet		Front	At Least One Side	Total of Two Sides	Side Yard Adjacent to a Street	Rear	
R-E	10	130,000	120	(a)(c)	50	(b)	(b)	50	(c)	30,000
R-L	15	65,000	120	(a)(c)	50	(b)	(b)	50	(c)	30,000
R-M	25	42,000	120	(a)(c)	50	(b)	(b)	50	(c)	30,000
R-1	25	30,000	120	(a)(c)	50	(b)	(b)	50	(c)	30,000
R-2	30	22,500	100	(a)(c)	40	(b)	(b)	40	(c)	22,500
R-3	35	15,000	80	27	30	10	25	30	40	20,000
R-4	35	12,000	80	27	20	10	25	20	30	15,000
RO-1	30	*	*	14 ½	40	12	35	40	35	*
C-1	*	*	*	14 ½	*	*	*	*	*	*

* Site Plan Review required for those items. Also for P-1 and H Districts (see Chapters 1258 and 1230).

** The minimum cubic content shall be calculated as defined herein (see Section 1240.07(20)).

- (a) The maximum building height in the R-E, R-L, R-M, R-1, and R-2 districts shall be determined in accordance with the following Graphic representation 1 or Mathematical representation 2:

Graphic representation 1: In the appropriate location and at the proper scale on the front elevation, draw a 15' x 20' "measurement triangle" as illustrated at right. Extend the dashed line to 35 feet high. No portion of the building may extend into the setback or above the dashed line.



Mathematical representation 2: The maximum permitted height relative to the side property line is equal to: (1.33 x side setback measured in feet), up to a maximum height at the peak of roof of 35 feet.

- (b) The total of both side setbacks shall not be less than one third (1/3) of the lot width. The smaller of the side setbacks shall be equal to or greater than 37% of the total of both side setbacks.
- (c) In the R-E, R-L, R-M, R-1, and R-2, districts, the maximum height measured at the rear of the building shall be determined using a measurement triangle, in accordance with the following guidelines (see graphic):
1. Extend the average grade line horizontally from the rear face of the house to the rear property line (point A).
 2. Mark the 40-foot rear yard setback (35-foot in the R-2 district) on the horizontal grade line.
 3. At the 40-ft. mark (35-foot mark in the R-2 district), extend a 20-ft. long line upward and perpendicular to the horizontal grade line. The top of the perpendicular line is point B.
 4. Connect points A and B and extend the line until it intersects the maximum height line established for the front elevation.
 5. No portion of the building may extend into the setback or above the rear elevation maximum height line.

