

Table 6a: Single Family Detached Minimum Lot Size Regulations

Blocks	Square Feet
5, 7, 12, 16-18, 19-26, 32	4,000
10, 28, 29	5,500
34	3,000
30, 31, and 33	8,000
35	9,000

Minimum lot size shall be 1,000 square feet for single family attached and multi-family uses in all permitted blocks.

Notwithstanding the provisions of Table 6a: Single Family Detached Minimum Lot Size Regulations to the contrary, minimum lot sizes for cluster cottage units and/or affordable housing units shall be 1,000 square feet in all blocks.

The setbacks for single family (attached and detached), multi-family, and non-residential development shall vary by block according to Table 7. The setbacks in Table 7 are both the minimum and maximum setbacks and these setbacks shall also apply to accessory structures. Roof overhangs and eaves shall be allowed to encroach into the 5 foot building setback line up to 1 foot. There shall be no minimum setback (i.e. zero feet) along the side property line at the point of attachment of two or more single family dwelling units of any type.

Attached garages shall be permitted for single family dwelling units in all blocks.

Table 7: Minimum and Maximum Setbacks

Blocks	Single Family Attached and Detached			Multi-family			Non-residential		
	<i>Front</i>	<i>Side</i>	<i>Rear</i>	<i>Front</i>	<i>Side</i>	<i>Rear</i>	<i>Front</i>	<i>Side</i>	<i>Rear</i>
5, 6, 7	0	0	0	0	0	0	0	0	0
10, 12, 16, 17, 18	5	5	5	5	0	5	5	0	5
19	5	5	5	n/a	n/a	n/a	n/a	n/a	n/a
20 thru 22	5	5	5	5	0	5	5	0	5
24, 25	5	5	5	n/a	n/a	n/a	5	5	5
26, 28, 29	5	5	5	5	0	5	5	0	5
32	5	5	5	5	0	5	n/a	n/a	n/a
30, 31, 33 thru 35	7.5	7.5	7.5	n/a	(n/a)	n/a	n/a	n/a	n/a

Note: 1.) Single Family (attached and detached) is not permitted in Block 6.

2.) If such setback conflicts with sight distance, a setback greater than 5' from the right-of-way line may be required.