

**Exhibit 13.3: Table of General Lot Standards**  
08.24.05

**R-1 Residential** <sup>1)</sup>

Single Family Detached Dwellings  
Density: 3.0 D.U./Acre

Lot Size (sq. ft.)	Maximum % Coverage	Lot Dimensions		Setback <sup>3) 4)</sup>			Height <sup>5)</sup>	
		Width <sup>2)</sup>	Depth	Front	Side	Rear	Floors	Feet
8,000-11,999	40	60	100	25	10	25	2.5	40
12,000 +	33	75	100	25	20	25	2.5	40

**R-2 Residential** <sup>1)</sup>

Attached and Detached Dwellings (no greater than 4 D.U./Building)  
Density: 6.0 D.U./Acre

Lot Size (sq. ft.)	Maximum % Coverage	Lot Dimensions		Setback <sup>3) 4)</sup>			Height <sup>5)</sup>	
		Width <sup>2)</sup>	Depth	Front	Side	Rear	Floors	Feet
6,000-7,999	50	55	85	20	7	20	2.5	40
8,000-11,999	40	60	100	25	10	25	2.5	40
12,000 +	33	75	100	25	20	25	2.5	40

**R-3 Residential** <sup>1)</sup>

Attached and Detached Dwellings  
Density: 12.0 D.U./Acre

Lot Size <sup>6)</sup> (sq. ft.)	Maximum % Coverage	Lot Dimensions		Setback <sup>3) 4)</sup>			Height <sup>5)</sup>	
		Width <sup>2)</sup>	Depth	Front	Side	Rear	Floors	Feet
2,000-3,999	60	20	65	10	3	10	2.5	40
4,000-5,999	50	30	75	15	7	15	2.5	40
6,000-7,999	50	55	85	20	7	20	2.5	40
8,000-11,999	40	60	100	25	10	25	2.5	40
12,000 +	33	75	100	25	20	25	2.5	40

**Notations:**

- 1) For residential districts R-1, R-2, and R-3 only (not including C-Commercial), the ARB shall prescribe and determine Lot area, Lot width, Lot depth, Lot coverage, setback and yard requirements, and may adjust the criteria set forth in the Table of General Lot Standards attached as Exhibit 13.3 provided the ARB determines that exceptional circumstances exist with respect to a particular Lot based on unusual configuration, topographic conditions or unique tree cover, or other material considerations. The ARB approved deviation from a particular standard on Exhibit 13.3 shall not:
  - A. Exceed 20% of the standards for lot dimensions and setbacks.
  - B. Exceed 10% of the standards for maximum % coverage and height in feet, excluding number of floors.

- 2) Lot width may be reduced to a minimum of 20 feet at street R.O.W. for flag lots, or 15 feet for lots on cul-de-sacs.
- 3) A minimum distance between structures, on adjoining properties, must be no less than 20 feet for lots greater than 8,000 sq. ft. and 14 feet for lots 4,000-7,999 sq. ft. Zero lot lines are permitted at the discretion of the ARB.
- 4) On corner and double frontage lots, front setback standards will apply to each lot line that borders a street right-of-way, the remaining lot lines will be subject to side setbacks standards, except when the lot adjoins open space of a minimum of 23 feet, then corner side yard may be reduced to 3 feet.
- 5) Height standards are determined by individual parcel guidelines as indicated on Exhibit 13.2. A maximum height of 45 feet from Ground Floor Level is permitted on lots meeting specific criteria in Exhibit 13.2 on Parcels 12A, 12B, 13, 41, 42 and 43.
- 6) Lot area required for each Dwelling Unit may be reduced to 2,000 square feet provided that open space is provided equivalent to the amount by which each Lot is reduced. Such equivalent open space shall be provided within 1,000 feet of each such Lot so reduced.

**C Commercial**

All Uses as Permitted in Exhibit 13.1

F.A.R.: 0.20-0.25 <sup>7)</sup>

Lot Size (sq. ft.)	Maximum % Coverage	Lot Dimensions		Setback			Height	
		Width	Depth	Front	Side	Rear	Floors	Feet
20,000	70	150	120	25	20	25	2.5	35

**Notations:**

- 7) F.A.R. Standards on individual Parcels as indicated in Exhibit 13.2.