

Conservation Subdivision Recommendations

Standard	Zoning District	Open Space	Task Force Recommendation	Planning Commission Recommendation
		%		
Average / Minimum Lot Size for Single-Family Detached (SF)	R-5	30	4,500	1,500
		40	4,500	1,500
		50	4,500	1,500
	R-4	30	4,500	2,500
		40	4,500	2,500
		50	4,500	2,500
Average / Minimum Lot Size for Single-Family Attached/Semi-Detached (SF)	R-5	30	1,500	1,200
		40	1,500	1,200
		50	1,500	1,200
	R-4	30	1,500	1,200
		40	1,500	1,200
		50	1,500	1,200
Min. Side Yard (Ft)	R-5	All Percentages	3 5 if adjacent to alley	3 5 if adjacent to alley
	R-4		0 if attached	0 if attached or semi-detached
Min. Front & Street-Side Yard (Ft)	R-5	All Percentages	15	Building (except garage): 12 Garage: 12 side or rear entry; 24 front entry
	R-4			
Max. Front Yard (Ft)	R-5	All Percentages	25	25
	R-4			
Min. Lot Width (Ft)	R-5	All Percentages	25 40 if corner lot	25 40 if corner lot
	R-4		18 if attached units	18 if attached units

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Min. Rear Yard (Ft)	R-5	All Percentages	20 5 if adjacent to alley	15 3 if adjacent to alley
	R-4	All Percentages	25 5 if adjacent to alley	
Max. Building Height (Ft)	R-5	All Percentages	35 (NFD)	35 (NFD)
	R-4		45 (TNFD)	45 (TNFD)
FAR	R-5	All Percentages	1.5	4,999 or less SF = 3 5,000 – 5,999 SF = 2 6,000 SF or more = 1
	R-4	All Percentages	>6,000 SF = .5 <6,000 SF = 1.5	
Min Footprint Coverage	R-5	50%	N/A	N/A
	R-4	50%	N/A	N/A