

NR/TNR/RB Dimensional Standards Comparison																								
Standard	Neighborhood Residential	Traditional NR (Central Oxford)	RB Current District																					
Residential Uses Permitted	SFD SFA (duplex, triplex, quadplex)(4) Townhome(4) ZLL (SE)	SFD Duplex(5)	SFD ZLL (SE) Duplex Townhome (P/SE)																					
Residential Density	SFD/SFA/TH: 9du/acre ZLL: 9 du/acre	6 du/acre	Detached/Duplex: 6 du/acre ZLL: 13 du/acre																					
Lot Size, minimum	Detached – 5,000sf ZLL – 3,200sf Duplex - 10,000sf Triplex – 15,000sf Quadplex – 20,000sf	Detached: 7,500sf Duplex: 15,000sf	Detached: 7,500sf ZLL: 3,200sf Duplex: 15,000sf TH: Set by density																					
Site Size, minimum	Townhouse – 1 acre	Not established	Not established																					
Non-residential density, Max	FAR .2 / .4 institutional	FAR .2 / .4 institutional	Not established																					
Land Allocation Max/Min for development when more than one structure is proposed.	<table border="0"> <tr> <td></td> <td>MIN</td> <td>MAX</td> </tr> <tr> <td>Detached:</td> <td>25%</td> <td>100%</td> </tr> <tr> <td>Attached:</td> <td>0%</td> <td>50% [3]</td> </tr> <tr> <td>Townhouse:</td> <td>0%</td> <td>50% [3]</td> </tr> </table>		MIN	MAX	Detached:	25%	100%	Attached:	0%	50% [3]	Townhouse:	0%	50% [3]	<table border="0"> <tr> <td></td> <td>MIN</td> <td>MAX</td> </tr> <tr> <td>Detached:</td> <td>25%</td> <td>100%</td> </tr> <tr> <td>Duplex:</td> <td>0%</td> <td>75% [6]</td> </tr> </table>		MIN	MAX	Detached:	25%	100%	Duplex:	0%	75% [6]	Not established. Up to 100% Detached or Duplex by right.
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Lot Coverage Max	60% Impervious cover	60% Impervious cover	30% building cover																					
Front yard setback	30 feet	Detached/Duplex: 30 feet	Detached, Duplex, TH: 30 feet ZLL: 20 feet																					
Side yard setback	Detached: 10 feet ZLL: Complicated Attached/Townhouse: 15 foot building separation	Detached/Duplex: 10 feet	Detached, Duplex, TH: 10 feet ZLL: Complicated																					
Rear yard setback	Detached and Attached: 25 feet Townhouse: 30 feet ZLL: 10 feet/60 feet	Detached/Duplex: 25 feet	Detached, Duplex, TH: 25 feet ZLL: 10 feet/60 feet																					
Structure height, maximum	38 feet/2 stories[1][2]	38 feet/2 stories[1][2]	Detached, Duplex, TH: 35 feet ZLL: 30 feet																					
Notes:	<ol style="list-style-type: none"> 1. See exceptions to height limits in Sec. 3.2. 2. Up to three stories by special exception 3. Up to 75% by special exception 4. Special Use for up to 25% 4BR, Special Exception if more than 25% 4BR 5. Special Exception for more than 25% 3BR, or for any 4BR units. 6. Up to 100% Duplex by Special Exception 																							