

R-1 = (5.051.1) - Single Family
15,000 sf min lot size & min per family

R-2 = (5.051.2) Single Family & Planned Dev as Cond Use (5.060)
12,000 sf min lot size & min per family

R-3 = (5.051.3) Single Family & Duplex & Planned Dev as Cond Use (5.060)
10,000 sf min lot size & min per family
15,000 sf min lot size Duplex & min per family
5,000 sf min per family – multi-family

R-4 = (5.051.4) Duplex & Multi-Family & min per family & Planned Dev as Cond Use (5.060)
12,000 sf min lot size Duplex
12,000 sf min lot size Two Family Zero Lot Line
15,000 sf min lot size Multi-family
6,000 sf min area per family Duplex
6,000 sf min area per family Two Family Zero Lot Line
3,000 sf min area per family Multi-Family
3,000 sf min area per family Planned Development (10 acre min for Planned Dev but not Multi?)

R-4 Mixed Density Residential – Planned Unit Development = (5.051.4)
Single Family, Duplex, Multi-Family - Negotiated Density?

R-5 = (5.051.5) Mobile Homes on Single Lots & Mobile Home Parks (4.080)
10,000 sf min lot size Single Lot
4,000 sf min lot size Mobile Home Park – Single Wide Unit
6,400 sf min lot size Mobile Home Park – Double-Wide Unit

PO = (5.052.4) Planned Dev as Cond Use
However, not listed at 5.060 as available as an underlying district
No residential density established

MRPO = (5.052.5) Many uses specified
However, Planned Dev as Cond Use is NOT included (Special Exception in MRPO)
20,000 sf min lot size
4,000 sf min lot size Per Dwelling Unit
25,000 sf min lot area Multi-Family and Multi-Use

Downtown Overlay District – (5.052.6) – Multi-Family, One-Family, Semi-Detached, Townhouse, Loft Apt.
5,000 1st Unit, 2,500 each additional unit
10 Stories Max Height

Cluster Residential (4.130) – Section 4 is Supplementary Provisions – NOT a zoning classification
6,000 sf min lot size
HOA required

C-1 (5.052.1) & C-2 (5.052.2) – Listed as “May Overlay” @ 5.060 – bulk requirements are greater