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## CH14 5.3 - Minimum Lot Size: Residential Uses

A. Except as provided for in 5.3(c), a lot on which a dwelling is erected or changed may not be smaller in area, in square feet per dwelling unit, than that prescribed for it in the following table. ("Changed" shall mean "increased in number of dwelling units contained therein," but shall not be construed to mean only refurbished, rehabilitated or expanded in size.)

- **Lot Size in Square Feet and District**

- Single-family

- R1 - 10,000sq ft
- R2 - 7,250sq ft
- R3 - 6,000sq ft
- LB - 6,000sq ft
- CB - 6,000sq ft
- A - 20,000sq ft

- Two-family

- R1 -
- R2 -
- R3 - 3,000sq ft
- LB - 3,000sq ft
- CB - 3,000sq ft
- A - 5,000sq ft

- Multi-family

- R1 -
- R2 -
- R3 - 2,000sq ft\*
- LB - 2,000sq ft\*
- CB - 800sq ft
- A -

- \*This figure applies for each of the first three dwelling units - add 1,00 square feet for each additional unit.

B. Except as provided for in 5.3(c), a lot on which a dwelling is erected or changed may not be smaller in width, in linear feet, than that prescribed for it by the following table. ("Changed" shall mean "increased in number of dwelling units contained therein," but shall not be construed to mean only refurbished, rehabilitated or expanded in size.)

- **Lot Width in Feet and District**

- Single-family

- R1 - 75ft
- R2 - 60ft
- R3 - 60ft
- LB - 60ft
- CB - -
- A - 100ft

- Two-family

- R1 -
- R2 -
- R3 - 60ft
- LB - 60ft
- CB - 50ft
- A - 100ft

- Multi-family

- R1 -
- R2 -
- R3 - 70ft
- LB - 70ft
- CB - 70ft
- A -

C. A single-family dwelling may be located on any lot in any district in which single-family dwellings are permitted if the lot was in separate ownership or included in a subdivision of record in the office of the County Recorder at the time of the passage of this ordinance, even though the lot does not have the minimum lot width or the minimum lot area, or both, specified for the district by this ordinance.