

	<b>R-1 Residential</b>	<b>R-2 Residential</b>	<b>R-3 Residential</b>	<b>RO Residential-Office</b>	<b>CMX Community Mixed-Use</b>	<b>JC Jacksonville Corridor</b>
Minimum Lot Area	7,000 sq. ft. single-family detached; 5,000 sq. ft. Village House; 40,000 sq. ft. nonresidential	7,000 sq. ft. single-family detached; 5,000 sq. ft. Village House; 3,500 sq. ft. Twin house; 40,000 sq. ft. nonresidential	7,000 sq. ft. single-family detached; 5,000 sq. ft. Village House; 40,000 sq. ft. nonresidential	7,000 sq. ft. single-family detached; 5,000 sq. ft. Village House; 7,000 sq. ft. RO uses; 40,000 sq. ft. nonresidential	7,000 sq. ft. single-family detached; 5,000 sq. ft. Village House; 40,000 sq. ft. nonresidential	7,000 sq. ft. single-family detached; 5,000 sq. ft. Village House; 4,000 sq. ft. JC Mixed-Use; 40,000 sq. ft. nonresidential
Minimum Lot Width	50 feet	50 feet; 25 feet Twin house	50 feet; 25 feet Twin house	50 feet; 25 feet Twin house	50 feet; 25 feet Twin house	50 feet; 25 feet Twin house; 30 feet JC Mixed-Use
Maximum Impervious Coverage	50% House-scale residential; 60% Village House; 40% nonresidential	50% House-scale residential; 60% Village House; 40% Twin House; 40% nonresidential	50% House-scale residential; 60% Village House; 40% Twin House; 40% nonresidential	50% House-scale residential; 60% Village House; 40% Twin House; 65% RO uses; 40% other nonresidential	50% House-scale residential; 60% Village House; 40% Twin House; 40% nonresidential	50% House-scale residential; 60% Village House; 40% Twin House; 75% JC Mixed-Use; 40% nonresidential
Minimum Front Setback	25 feet*	25 feet*	25 feet*	25 feet*	25 feet*	25 feet*; 15 feet JC Mixed-Use; 25 feet other nonresidential
Minimum Rear Setback	25 feet	25 feet	25 feet	25 feet	25 feet	25 feet, 15 feet JC Mixed-Use rear frontage
Minimum Side Setback	8 feet	8 feet**	8 feet**	8 feet**	8 feet**	8 feet**;
Maximum Height	32 feet, 2.5 stories	32 feet, 2.5 stories	32 feet, 2.5 stories	32 feet, 2.5 stories	32 feet, 2.5 stories	32 feet, 2.5 stories; 35 feet, 3 stories JC Mixed-Use
Minimum Lot Frontage Occupation	N/A	N/A	N/A	N/A	N/A	40%
Minimum Building Frontage Occupation	N/A	N/A	N/A	N/A	N/A	75% up to 75 feet, 85% over 75 feet

Maximum Density	N/A	N/A	15 units/acre Townhouses	N/A	N/A	30 units per acre
*front setback may be reduced by averaging adjacent lots, shall not be reduced to less than 15 feet						
**twin houses have only one side setback						

TC-1 Town Center	TC-2 Town Center	YC York Corridor	LMX Limited Industrial Mixed-Use	IN Industrial
4,000 sq. ft.	4,000 sq. ft.	7,000 sq. ft. single-family detached; 5,000 sq. ft. Village House; 7,000 sq. ft. RO uses; 40,000 sq. ft. nonresidential	20,000 sq. ft.	20,000 sq. ft.
30 feet	30 feet	50 feet; 25 feet Twin house	75 feet	75 feet
85%, up to 95% conditional	85%	50% House-scale residential; 60% Village House; 40% Twin House; 65% RO uses; 40% other nonresidential	75%, 85% mixed-use	75%
9 feet from York Road curb, 8 feet from side streets	9 feet from York Road curb, 8 feet from side streets	25 feet* residential and RO uses; 25 feet for other nonresidential	25 feet, 75 feet from residential districts	25 feet, 150 feet from residential districts
6 feet from non-residential, 14 feet from rear road, 25 feet from residential districts	6 feet from non-residential, 14 feet from rear road, 25 feet from residential districts	25 feet	25 feet, 75 feet from residential districts	25 feet, 150 feet from residential districts
0 feet if party wall exists, 6 feet from non-residential, 12 feet if driveway is required for access, 25 feet from residential districts	0 feet if party wall exists, 6 feet from non-residential, 12 feet if driveway is required for access, 25 feet from residential districts	8 feet** residential and RO uses; 15 feet nonresidential, 25 feet nonresidential abutting residential	10 feet, 75 feet from residential districts	10 feet, 150 feet from residential districts
35 feet, 3 stories without bonuses; 50 feet, 4 stories with bonuses abutting residential; 60 feet, 5 stories	35 feet, 3 stories	32 feet, 2.5 stories	45 feet; 40 feet, 3 stories mixed-use	45 feet, 60 feet by special exception
75%	N/A	N/A	N/A	N/A
75% up to 75 feet, 85% over 75 feet	50%	N/A	N/A	N/A

30 units per acre	30 units per acre	15 units per acre Townhouse/Garden Apartments; 20 units per acre Active Adult Community	20 units per acre mixed- use, up to 35 units per acre for building reuse/conversion	N/A