

Vickery Meadow Development Regulations

REGULATIONS	ZONING											
YARD, LOT,& SPACE	R-7.5 (A)	TH-3(A)	MF-1 (A)	MF-2 (A)	MF-3(A)	MO-1	GO(A)	NS(A)	CR	LI	MU-2	MU-3
Minimum Front Yard (In Feet)												
For all Uses	25	0	15	15	15	15	15	15	15	15	15	15
Minimum Side Yard (In Feet)												
Single Family	5	0	0	0	0	****	****	****	****	*****	****	****
Duplex Structures		5	5	5								
Multifamily Structures			10	10	10							
Other Permitted Structures	10	10	10	10	10	0	0	0	0	0	0	0
Minimum Rear Yard (In Feet)												
Single Family	5	0	0	0		****	****	****	****	*****	****	****
Duplex Structures		10	10	10								
Multifamily Structures			15	15	10							
Other Permitted Structures	15	10	15	15	10	0	0	0	0	0	0	0
Maximum Structure Height (In Feet)												
Maximum Height of Structure	30	36	36	36	90	135	270	35^^	54	70	135	270
Maximum Lot Coverage (Percent)												
Residential Structures	45	60	60	60	60							
Nonresidential Structures	25	25	25	50	60	80	80	40	40	80	80	80
Minimum Lot Area For Residential Use (In SQFT)												
Single Family Structures	7,500	2,000	3,000	1,000	6,000							
Duplex (per dwelling unit)		6,000	3,000	3,000								
Multifamily Structures:												
no separate bedroom			1,000	800	450							
one bedroom			1,400	1,000	500							
two bedroom			1,800	1,200	550							
more than two bedrooms*			200	150	50							
Stories												
Maximum Number of Stories	0	0	0	0	0	10	2	2	2	5		20
Above Grade 135ft											10	
Above Grade 180ft											14	
Urban Form SetBack												
Structure Above 45ft			**	**	***	***	***				***	***
Density												
Maximum Dwelling Unit Density	0	12 per acre	0	0	90	N/A	0	0	0	0	varies	0
FAR												
Maximum floor area ratio	0	0	0	0	2	2	4	0.5	0.5^	0.5^^^	varies	varies
	*add this amount for each bedroom over two											
	** An additional 10ft front yard setback is required											
	***An additional 20ft front yard setback is required											
	varies depending on whether the development is a "mixed use project"											
	**** 20ft if adjacent to R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A)											
	***** 30ft if adjacent to R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A)											
	^ for office uses 0.75 for all uses combined											
	^^for a structure w/ a gable, hip or gambrel roof. 30ft for any other structure											
	^^^for retail and personal services. 0.75 for any combination of lodging,retail and personal services, 1 for all uses combined											