

26. SCHEDULE OF AREA, YARD AND BUILDING REQUIREMENTS

| ZONE | MINIMUM SIZE OF LOT | | | | MINIMUM REQUIRED YARDS (a) | | | | | | MAXIMUM LOT COVERAGE IN PERCENT | MAXIMUM HEIGHT (Must Comply with Both) | | MINIMUM GROSS FLOOR AREA IN SQUARE FEET FOR PRINCIPAL BUILDING | MAXIMUM FLOOR AREA RATIO (FAR) IN PERCENT |
|------|---------------------|-------------|------------------------|-----------------------------|----------------------------|-------------------|-------------------------|-----------|---------------------|-----------|---------------------------------|--|----|--|---|
| | AREA | | FRONTAGE WIDTH IN FEET | LOT CIRCLE DIAMETER IN FEET | PRINCIPAL BUILDING | | | | ACCESSORY STRUCTURE | | | | | | |
| | ACRES | SQUARE FEET | | | FRONT YARD FROM R.O.W. | ANY ONE SIDE YARD | TOTAL OF TWO SIDE YARDS | REAR YARD | SIDE YARD | REAR YARD | | | | | |
| R-1 | 2.41 | 105,000 | 50 | 200 | 60 | 50 | 100 | 45 | 20 | 20 | 15 | 2.5 | 35 | - | - |
| R-2 | 1.49 | 65,000 | 50 | 200 | 45 | 30 | 60 | 30 | 15 | 15 | 15 | 2.5 | 35 | - | - |
| R-3 | 0.34 | 15,000 | 50 | 100 | 35 | 20 | 40 | 25 | 10 | 10 | 25 | 2.5 | 35 | - | - |
| R-4 | 0.17 | 7,500 | 50 | 75 | 15 | 15 | 30 | 25 | 10(b) | 10(b) | 35 | 2.5 | 35 | - | - |
| DB | 0.12 | 5,000 | 50 | 100 | - | (c) | (c) | 15 | (c) | (c) | 85 | 3 | 40 | 1000 | 50 |
| C | 0.92 | 40,000 | 140 | 150 | 40 | 30 | 50 | 30 | 10 | 10 | 70 | 3 | 30 | 1500 | 35 |
| ROM | 1.60 | 70,000 | 175 | 175 | 35 | 30 | 75 | 30 | 20 | 20 | 70 | - | 40 | 3500 | 35 |

FOOTNOTES:

- (a) IN ZONES R-1, R-2, R-3 AND R-4, THE REQUIRED YARDS SHALL BE MEASURED FROM THE SPECIFIED LOT LINE OR THE BOUNDARY OF A CRITICAL AREA WHERE THE CRITICAL AREA IS LOCATED BETWEEN THE STRUCTURE AND THE LOT LINE.
- (b) REFER TO ARTICLE 4, SECTION 404.E FOR YARD AREAS REQUIRED IN BLOCK 39 (SOLITUDE VILLAGE).
- (c) NO SIDE YARD SHALL BE REQUIRED EXCEPT A FIVE (5) FOOT BUFFER AREA SHALL BE REQUIRED WHERE A DB ZONE ABUTS AND IS ADJACENT TO AN R-4 ZONE.