

Zoning Equivalency Table

Zoning	Description	Uses	Min. Lot Area (sq.ft)	Min. Lot Width (ft)	Max. Lot Coverage (%)	Impervious	Min. Front Setback (ft)	Min. Side Setback (ft)	Min. Rear Setback (ft)	Max. Height (ft) see § 155-137 for exceptions
Residential										
R AA	Detached SF, Tilling of soil, Greenhouse as accessory, Public School, Telephone Central Office, Municipal Building, Transit Station, Accessory Use, Signs, Home Occupation, Gallery/Museum, Elderly Care, Community Art Center, Community Residential Program, Alternative Housing (Elderly),	Detached SF	90,000	200				15 w/ min. 40 combined		35
		other (see list in description)	specific to use	specific to use	15	20	50	other uses: 25	25	65-with conditions
LDR 1		Detached SF	TBD	200	15	20	100*	20	25	3 Stories
RA	same as RAA	Detached SF	45,000	150				15 w/ min. 40 combined		35
		other (see list)	specific to use	specific to use	15	20	50	other uses: 25	25	65-with conditions
R1	same as RA	Detached SF	30,000	125 / 150				15 w/ min. 40 combined		35
		other (see list)	specific to use	specific to use	15	21 (20)	50	other uses: 25	25	65-with conditions
LDR 2		Detached SF	TBD	150	15	20	50	20	25	3 Stories
R2	same as R1	Detached SF						12 w/ min. 35 combined		35
		other (see list)	18,000	95 / 100	18	24 (25)	40	other uses: 25	25	65-with conditions
R3	same as R2	Detached SF						10 w/ min. 30 combined		35
		other (see list)	10,000	70 / 100	20	28 (25)	40	other uses: 20	25	65-with conditions
LDR 3		Detached SF	TBD	100	20	25	40	15	25	3 Stories
R4	same as R3	Detached SF						8 w/ min. 20 combined		35
		other (see list)	6,000	60	30	39 (40)	30	other uses: 20	25	65-with conditions
R5	same as R4	Detached SF						8 w/ min. 20 combined		3 stories / 35
		other (see list)	5,000	60	30	40	30	20	25	65-with conditions
LDR 4		Detached SF	TBD	60	30	40	25	10	25	3 Stories
R6	same as R5	Detached SF	5,000	50				8 w/ min. 20 combined		
		Semi-Detached SF		30	40	50	20	10	25	3 stories / 35
		Detached Two-Family	3,000	60				10 each side		
		Non-Res.	5,000	60	30			30	20	25
R6A		Detached SF	5,000	50				8 w/ min. 20 combined		
		Semi-Detached SF	2,500	35	40	50		15 (one side)	25	3 stories / 35
		Detached Two-Family	5,000	50				8 w/ min. 20 combined		
		Semi-Detached Two Family	2,500	35			30	15 (one side)		
		APT House	3,000	150	25	30		30 or 25% of lot width, whichever is less	35	50 with conditions
		Townhouse	2,500	125	30	40		25 or 25% of lot width, whichever is less	25	40
MDR 1		Attached SF	None	16 min. / 150 max.	40% SF / 65% TH, MF	50 % SF / 70% TH, MF	10 min. / 20 max.	0 or 5 min.	25	3 Stories / 5 with 15ft. setback
R7		Detached SF	5,000	50				8 w/ min. 20 combined		
		Semi-Detached SF	3,000	30	40	50		10	25	3 stories / 35
		Detached Two-Family		50			30	10 each side		
		Semi-Detached Two Family		35				15 (one side)		
		APT House / APT Hotel	2,500		30			20		65 with conditions
		Townhouse***		125				25 or 25% of lot width, whichever is less		40
		Non-Res.	5,000	60	30			30	20	25
MDR 2		Attached SF	None	16 min. / 150 max.	40% SF / 65% TH, MF	50 % SF / 70% TH, MF	10 min. / 20 max.	0 or 5 min.	25	3 Stories / 5 with 15ft. setback
Commercial										
CL	mixed Use? Can include: Office, Bank, Restaurant, Copy Center, Accessory Use		n/a	75	40		30*****	10 w/ min. 25 combined	25	35
Town Center (TC)		retail grnd. com. res above	none	none	80		0 min. / max? (courtyard sb)	0 or equal to adjacent zone	0 / 15?	5 stories

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C1	Allows R7 uses + Bakery, Bank, Cemetery or Greenhouse, Club (lodge), Copy Center, Educational, Laundry, Hotel, Laboratory, Motel, MVA, Office, Restaurant, Retail, Taproom, Theatre, Undertaker, Used Car Lot, Accessory Use, Farmers Market	Detached & Semi-Detached SF	see R6								
		Detached Two-Family	see R7				20	see R7			
		Semi-Detached Two Family									
		APT House / APT Hotel	see R7								
		Special Exceptions	see 'other' R5								
		Commercial for Res.	1,000	none	60		10	10 (one side) or equal to adjacent zone	25*****	65 with conditions	
		Commercial	none					equal to adjacent zone			
Village Center (VC)	includes villages	retail grnd. com. res above	none	none	80		10 min. or predominant / 15 max.	0 or equal to adjacent zone	0 / 25?	3 stories	
C2	C1 + Bowling Alley, Creamery, Electric Sub-Station, Laundry, Manufacturer, Metalworking, Newspaper, Public Garage, Storage House, Trailer Camp, Storage Garage, Animal Hospital, Accessory	Detached & Semi-Detached SF	see R6								
		Detached Two-Family	see R7				20	see R7			
		Semi-Detached Two Family									
		APT House / APT Hotel	see R7								
		Special Exceptions	see 'other' R5								
		Commercial for Res.	1,000	none	60 or 70 if no res on ground floor		none	10 (one side) or equal to adjacent zone	25*****	65 with conditions	
		Commercial	none		70			equal to adjacent zone	15	65 with conditions	
Town Center (TC)	includes Ardmore & Must	retail grnd. com. res above	none	none	80		0 min. / max? (courtyard sb)	0 or equal to adjacent zone	0 / 15?	5 stories	
Other											
M	Manufacturing and Industrial Districts see 155:119	SF or Two-Family	see R1								
		Manufacturing	none	none	70		none or equal to adjacent res	none or equal to adjacent res	15	65 with conditions	
		Townhouse	3 acres / 1,500 (2500/du)							43	
		APT, APT Hotel	3 acres (2,000/du) with conditions		50 or 70 for green roofs		10 with conditions	?	?	70 up to 120 for additional parking	
ASDD	Ardmore Special Development District	see 155:90	Commercial see C2 / Residential see R6								
Town Center (TC)		retail grnd. com. res above	none	none	80		0 min. / max? (courtyard sb)	0 or equal to adjacent zone	0 / 15?	5 stories	

Parking Equivalency Table

Use	Existing Requirements	New Category	Proposed Requirements				
			LDR	MDR	VC	TC	RC
APT Houses & APT Hotels	2/unit	Residential	2 spaces / unit 1 space / adu		1.5 spaces / unit 1 space / adu		
Boarding Houses	1/room for rent	Hotel & Lodging	0.75 space / room		0.5 space / room		0.25 space / room
Bowling Alley	5/lane	Commercial Assembly	1 space per 5 fixed seats for assembly use				
Hotel / Motel	1/room + 2.5/1,000 for Restaurant & Other	Hotel & Lodging	0.75 space / room		0.5 space / room		0.25 space / room
Tourist Houses	1/room for rent	Hotel & Lodging	0.75 space / room		0.5 space / room		0.25 space / room
Theatre	1/5 seats	Commercial Assembly	1 space per 5 fixed seats for assembly use				
Public/Private Assembly	1/5 seats or 20/1,000	Commercial Assembly	1 space per 5 fixed seats for assembly use				
Restaurant	5/1,000	Commercial	3 spaces / 1,000 sq. ft.				
Take Out	20/1,000	Commercial	3 spaces / 1,000 sq. ft.				
Retail	5/1,000	Commercial	3 spaces / 1,000 sq. ft.				
Single-family & Two-family	2/unit	Residential	2 spaces / unit 1 space / adu		1.5 spaces / unit 1 space / adu		
Office	5/1,000	Commercial	3 spaces / 1,000 sq. ft.				
Wholesale or Manufacturing	1/1,000	Other	No minimum required; to be determined by owner				
Public Garage (service area)	2/1,000	Other	No minimum required; to be determined by owner				
Medical Center	1.7/1,000 of habitable space	Other	No minimum required; to be determined by owner				
Medical Clinic	3.3/1,000 of habitable space	Commercial	3 spaces / 1,000 sq. ft.				
Medical Office	3.3/1,000 of habitable space	Commercial	3 spaces / 1,000 sq. ft.				
Medical Lab	1.7/1,000 of habitable space	Commercial	3 spaces / 1,000 sq. ft.				
Specialist	2.2/1,000 of habitable space	Commercial	3 spaces / 1,000 sq. ft.				
Patient Hostel	1/room + 1/staff (at max shift)	Hotel & Lodging	0.75 space / room		0.5 space / room		0.25 space / room
Hospital Staff Dorm	1/student or employee	Hotel & Lodging	0.75 space / room		0.5 space / room		0.25 space / room
Employee Daycare	1/staff + 1/10 participants	Commercial	3 spaces / 1,000 sq. ft.				
Commercial	5/1,000	Commercial	3 spaces / 1,000 sq. ft.				
Open Space for Commercial	0.7/1,000	Commercial	3 spaces / 1,000 sq. ft.				
TV Broadcasting	2/1,000 + 1/10 seats	Commercial	3 spaces / 1,000 sq. ft.				
Townhouse Building	2/ unit	Residential	2 spaces / unit 1 space / adu		1.5 spaces / unit 1 space / adu		
Recreational	6/court + 5/1,000 for lounge, fitness, public rooms, etc.	Commercial Assembly/ Civic	1 space per 5 fixed seats for assembly use/No minimum				
Home Occupation	1 - 2/ unit	Other	No minimum required; to be determined by owner				
Club / Lodge	1.3/1,000	Commercial Assembly	1 space per 5 fixed seats for assembly use				
Student Home	3/home	Hotel & Lodging	0.75 space / room		0.5 space / room		0.25 space / room
Community Res Program	2/program	Residential	2 spaces / unit 1 space / adu		1.5 spaces / unit 1 space / adu		
Sanatorium	0.7/bed	N/A	N/A				
Education	1.5/driving age student 1/staff 1/25 students 1/5 seats or 20/1,000 for assembly	Education	Assembly per Assembly use; 1 space / staff + 1 space for every 4 driving age students				
Taproom / Bar	10/1,000	Commercial	3 spaces / 1,000 sq. ft.				
Community Art Center	5/1,000	Civic	No minimum				