

**TOWN OF CENTREVILLE
SCHEDULE OF ZONE REGULATIONS**

Districts	Minimum Lot Area and Dimensions ¹		Minimum Yard Requirements ^{9, 13}				Maximum Height		Lot Coverage (maximum)	Density/ Intensity Maximum (dwelling unit/acre)	Minimum OSR	Minimum LSR	Tract Limit (minimum)
	Area	Width ⁵	Depth	Front ⁴	Side	Aggregate	Rear	Feet					
R-1 Residential	15,000 ²	80	100	35	10	25	35	35	3.0	--	--	--	
R-2 Residential	8,000	70	100	25	10	22	30	35	5.0	--	--	--	
R-3 Residential	7,000	65	100	25	10	20	25	35	6.0	--	--	--	
Duplex ¹⁴	5,000	50	100	25	0	20	30	35	6.0	--	--	--	
Townhouse ¹¹	1,800	20	80	20	10 ¹⁵	25 ¹⁵	25	35	8.0	0.20	0.10	3 acres	
Apartment ¹²		150	150	30	25	50	35	35	8.0	0.30	0.15	2 acres	
CBD Central Business	--	--	--	--	--	--	5 ¹⁶	35	--	--	--	--	
C-2 General Commercial	--	100	200	30	20	20	20	35	0.70%	--	0.15	--	
C-3 Intense Commercial	--	100	200	30	20	--	20	35	0.70%	--	0.15	--	
I-1 Light Industrial	--	100	200	40	20	--	20	35	0.70%	--	0.15	--	
PUD ³			Varies by housing type. ⁸					35		0.25	0.15	5 acres	
PBD	--	--	--	40	--	--	--	40	--	--	0.15	10 acres	
PRA													
CAOZ													

Standards will depend on conditions of approval. See § 170-26.

See § 170-30 for standards.

NOTES:

- 1 Lot areas must conform to State and County Health Department requirements.
- 2 Lot sizes may be reduced to 10,000 square feet if clustered. (See § 170-45.)
- 3 Subject to the allowances for industrial structures in § 170-29E(8).
- 4 On a through lot, front yard setbacks must be maintained both in front and in back of the structure.
- 5 Lot widths may be reduced by 25% on approved culs-de-sac, curved area only.
- 6 The minimum tract size for the inclusion of planned commercial centers is 200 acres [§ 170-28B(1)(f)].
- 7 For the purpose of computing densities in planned unit developments, the following shall be used:
 For R-1 District: 3 dwelling units per acre.
 For R-2 District: 5 dwelling units per acre.
 For R-3 District: 7 dwelling units per acre.
- 8 Minimum lot dimensions and minimum yard requirements will be the same as those required for R-3.
- 9 In a semidetached dwelling one side yard may be reduced to zero to facilitate the use of a common wall. Each dwelling unit shall be located on a separate lot with each lot meeting all other setbacks, yards and minimum lot area requirements. Each dwelling shall be served by independent public facilities.
- 10 (Reserved)
- 11 See § 170-21C, Special regulations for two-family dwellings and townhouses.
- 12 For conversion of large homes into apartments, see § 170-41.
- 13 For corner lots, see definition of "yard, front."
- 14 Each unit of a duplex shall have at least 5,000 square feet with minimum lot dimension of 50 feet and 100 feet.
- 15 Side yard refers to townhouse building.
- 16 The minimum rear yard requirement is 20 feet for any parcel in the CBD Central Business Zone which abuts a parcel in any of the residential zones. [Added 8-6-1992 by Ord. No. 615]

ABBREVIATIONS

- CAOZ Critical Area Overlay Zone
- D.U. Dwelling unit
- FAR Floor area ratio
- LSR Landscape surface ratio
- OSR Open space ratio
- PBD Planned Business Development
- PRA Planned Redevelopment Area
- PUD Planned Unit Development