B. Dwelling Districts

Dimensional standards for Dwelling Districts are shown in Table 744-201-1 and Table 744-201-2. Units are in feet unless indicated otherwise.

Table 744-201-1: Dimensional Standards for Districts D-A through D-5II

Standards apply to Metro and Compact Context Areas unless indicated otherwise. Units are in feet unless indicated otherwise.

Standard \ District	D-A	D-S	D-1	D-2	D-3	D-4	D-5	D-5II	D-8 [3]
Lot [1]									
Minimum Lot Area									
Single-family Detached	3 acres	1 acre	24,000 sf	15,000 sf	10,000 sf	7,200 sf	5,000 sf	2,800 sf	N/A
Two-family Dwelling	N/A	N/A	N/A	20,000 sf	15,000 sf	10,000 sf	7,200 sf	5,000 sf	N/A
Single-family Attached	N/A	N/A	N/A	N/A	N/A	N/A	N/A	2,400 sf	N/A
Minimum Lot Width									
Single-family Detached	250	150	90	80	70	60	50	40	30
Two-family Dwelling	N/A	N/A	N/A	120	105	90	70	60	30
Single-family Attached	N/A	N/A	N/A	N/A	N/A	N/A	N/A	20	20
Minimum Street Frontage									
Single-family Detached	125	75	45	40	35	30	25	25	30
Two-family Dwelling	N/A	N/A	N/A	40	35	30	25	25	30
Single-family Attached	N/A	N/A	N/A	N/A	N/A	N/A	N/A	20	20
Minimum Total Open Space	85%/50% [2]	85%	80%	75%	70%	65%	60%	55%	55%
Maximum Height									
Primary Building Height	35	35	35	35	35	35	35	35	35
Primary Building Height may increase 1 ft. per 1 ft. of additional side setback up to:	45	45	45	N/A	N/A	N/A	N/A	N/A	N/A
Maximum Accessory Building Height [5]	24	24	24	24	24	24	24	24	24
Accessory Building Height may increase 1 ft. per 1 ft. of additional side setback up to:	45	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Minimum Floor Area for Primary Dwelling Unit									
Main Floor of a 1-story dwelling	1200 sf	1200 sf	1200 sf	1200 sf	1200 sf	900 sf	900 sf	800 sf	800 sf
Main Floor of a dwelling over 1 story	800 sf	800 sf	800 sf	800 sf	660 sf	660 sf	660 sf	660 sf	660 sf
Total Floor Area for primary dwelling units	1200 sf	1200 sf	1200 sf	1200 sf	1200 sf	900 sf	900 sf	800 sf	800 sf

Table 744-201-1: Dimensional Standards for Districts D-A through D-5II

Standards apply to Metro and Compact Context Areas unless indicated otherwise. Units are in feet unless indicated otherwise.

Standard / District	D-A	D-S	D-1	D-2	D-3	D-4	D-5	D-5II	D-8 [3]
Minimum Setbacks in Metro Context Area [1] [4]									
Fronts Along Expressways and Freeways	50	50	50	50	50	50	50	50	50
Fronts Along Primary and Secondary Thoroughfares and Parkways	40 from proposed ROW	Greater of 60 from proposed ROW or average setback	Greater of 50 from proposed ROW or average setback	40 from proposed ROW	35 from proposed ROW	35 from proposed ROW	35 from proposed ROW	35 from proposed ROW	35 from proposed ROW
Fronts Along Collector Streets	35	Greater of 40 from proposed ROW or average setback	Greater of 30 from proposed ROW or average setback	30	30	30	25	25	25
Fronts Along Local Streets	35	Greater of 40 from proposed ROW or average setback	Greater of 30 from proposed ROW or average setback	25	25	25	25	25	25
Fronts Along Cul-de-sacs	30	30	25	25	20	20	25	25	25
Side Yard Each / Combined	30/75	15/35	8/22	7/19	6/16	5/13	4/10	3/10	4/10
Rear Yard General / Along Rail Track	75/50	25/50	25/50	25/50	20/50	20/50	20/50	10/50	15/50
Minimum Setbacks in Compact Context Area [1][4]									
Fronts Along Expressways and Freeways	50	50	50	50	50	50	50	50	50
Fronts Along Primary and Secondary Thoroughfares and Parkways	40	Greater of 60 or average setback	Greater of 50 or average setback	40	30	30	25	25	25
Fronts Along Collector and Local Streets and Cul-de-sacs	35	Greater of 40 or average setback	Greater of 30 or average setback	25	20	20	18	18	18
Each Side Yard	30	15	8	7	4	4	3	3	4
Minimum Separation Between Primary Residences on Abutting Lots	10	10	10	10	10	10	10	10	10

Table 744-201-1: Dimensional Standards for Districts D-A through D-5II

Standards apply to Metro and Compact Context Areas unless indicated otherwise. Units are in feet unless indicated otherwise.

Standard / District	D-A	D-S	D-1	D-2	D-3	D-4	D-5	D-5II	D-8 [3]
Rear Yard General / Along Rail Track	75/50	25/50	25/50	25/50	20/50	20/50	20/50	10/50	15/50

Notes:

[1] See also Section 744-202 - New Construction for Nonconformities.

[2] On lots 3 acres or less, the minimum open space requirement shall be 85%. For lots over 3 acres, the minimum open space requirement shall be 50%.

[3] Standards apply to lots for Single-family detached dwellings, Single-family attached dwellings, or Two-family dwellings.

[4] Front setbacks are always measured from an existing right-of-way line unless otherwise indicated. See also Sections 744-202 through 744-204; in particular note Section 744-202.D – Front Setback Exceptions – Section 744-203.A – Land Within the Town of Meridian Hills – and Section 744-203.C – Side Yard Setback Exception for Zero-Lot Line Option.

[5] However, the height of an accessory building may not exceed the height of the primary building unless excepted in Section 744-204.