



PrP Lot Minimum Requirement Guide

Permit-Ready Plan Quick Reference • Updated June 11, 2026

Use this guide as a quick reference for minimum building dimensions, lot widths, lot areas, and setback standards.

BUILDING DIMENSIONS

Housing Type	Plan Set	Building Dimensions
Single-family	Royal	23' × 48.5'
	Oriel	27' × 46.5'
	Criswell	27' × 51'
Two-family	Macey	24' × 42'
	Herman	28' × 54'
	Luce	32' × 54'
Quadplex	Retting	34' × 76'
	Fritz	42' × 71.5'

MINIMUM LOT WIDTHS FOR PERMIT-READY PLANS

Housing Type	Plan Set	No Driveway**	With Driveway
Single-family	Royal	33'	39'
	Oriel	37'	43'
	Criswell	37'	43'
Two-family	Macey	34'	40'
	Herman	38'	44'
	Luce	42'	48'
Quadplex	Retting	Approx. 46'	Approx. 46'
	Fritz	Approx. 54'	Approx. 54'

** Network and Link Residential street types are not required to provide off-street parking or driveways.

Source: Minimum Lot Width for Permit-ready Plans — 6/11/26

ZONING STANDARDS

Minimum lot area and setback quick reference

MINIMUM LOT AREA

Neighborhood Classification	Single-family	Two-family	Multi-family
TN	3,800 sf	3,800 sf	2,000 sf per number of units
MCN	5,000 sf	5,000 sf	20,000 sf
MON	7,000 sf	7,000 sf	25,000 sf

MINIMUM REAR SETBACKS

Neighborhood Classification	Rear Setback
TN	25'
MCN	30'
MON	40'

MINIMUM SIDE SETBACKS

Neighborhood Classification	Side Setback
TN	5', 14' combined on both sides of house
MCN	7', 18' combined
MON	7', 18' combined

Note: Please refer to the Zoning Ordinance Article 5 Residential and Article 6 Mixed-use Commercial to review potential reductions or waivers to these requirements. Not all properties can support Permit-ready Plans based on the lot dimensions and/or Zone District land use requirements.