

Table 1. Residential Lot Requirements

Key: MC = Same as for Mixed Commercial Zoning District
 ZD = See requirements listed under the applicable zoning district in Article 5

Zoning District/Use	Lot Area (sewered) ¹ (sm, min)	Lot Width (ft, min)	Front Yard (ft, min)	Side Yard (ft, min)	Rear Yard (ft, min)	Height (ft, max)
Agricultural (AG)						
Single Family	400	50	15	5	15	30
Accessory Building	-	-	15	5	15	30
Beach Road (BR)	ZD	ZD	ZD	ZD	ZD	ZD
Garapan Core (GC)	ZD	ZD	ZD	ZD	ZD	ZD
Garapan East (GE)	ZD	ZD	ZD	ZD	ZD	ZD
Mixed Commercial (MC)						
Single Family/ Mobile Home	400	40	10	5	15	35
Planned Development	5000	50	15	10	20	48 ²
Multifamily or Apartment, Mixed Use, Bed & Breakfast	600	50	15	10	20	48 ³
Townhouse/ Duplex	240	20	15	0	20	35
Institutional Residential	1,000	80	30	10	30	48
Public Resource (PR)	None	None	None	None	None	None
Rural (RU)						
Single Family and Mobile Home	400	40	15	5	10	35
Planned Development	5000	150	20	10	20	48 ⁴
Multifamily or Apartment	1000	150	15	10	20	48 ⁵
Townhouse/ Duplex	400	40	15	0	10	35
Institutional Residential	1000	150	30	10	20	35
Tourist Resort (TR)	MC	MC	MC	MC	MC	160 ⁶
Village Commercial (VC)	MC	MC	MC	MC	MC	MC
Village Residential (VR)	MC	MC	MC	MC	MC	48

¹ The minimum lot area is based on availability of central or community sewage treatment. If an individual wastewater disposal system is to be used, a larger lot size may be required.

² Height may be increased to 60 ft if buildings are separated from property lines by a distance equal to 50% of their height.

³ Same requirement as for Planned Development in the Mixed Commercial zoning district.

⁴ Height may be up to 80 ft provided that a building is separated from a property line by a distance equal to 50% of the height and meets all other requirements of this Law.

⁵ Same requirements as for Planned Development in the Rural zoning district.

⁶ A building over 48 ft high shall be set back from the boundary of a VR zoning district by a distance at least equal to its height.