

When a lot size exceeds the minimum permitted area, all other standards applicable to the minimum lot area shall nevertheless apply. The figures specified in the tables of this Section are expressed in terms of square feet, feet, or a ratio, whichever applies.

502.01. Conventional subdivisions. A conventional subdivision consists of single-family dwellings on individual lots and requires no public or community open space.

A conventional subdivision is characterized by division of the entire subject parcel into lots. Table 5-1, Lot Area, Setbacks and Maximum Impervious Surface and Parking Requirements for Conventional Subdivisions, specifies the minimum standards for conventional single-family subdivision lots of various sizes. Table 5-2 provides development standards for conventional subdivisions in the Neighborhood Conservation (NC) District.

Table 5-1: Lot Area, Setbacks, Maximum Impervious Surface, and Parking Requirements for Conventional Subdivisions
(except NC districts: See Table 5-2)

Minimum Lot Area (sq. ft.)	Minimum Lot Width	Maximum ISR	Street	Minimum Yards (feet)			Rear	Off-Street Parking
				One Side	Side Yard On-Street	Total Side		
40,000 and Greater	70	0.24 for first 39,999 sq. ft. + 0.20 for area greater than 39,999 sq. ft.	25	15	25	30	40	2
30,000 - 39,999	70	0.26 for first 29,999 sq. ft. + 0.24 for area greater than 29,999 sq. ft. up to 39,999 sq. ft.	25	12	25	25	35	2
20,000 - 29,999	70	0.35 for first 19,999 sq. ft. + 0.26 for area greater than 19,999 sq. ft. up to 29,999 sq. ft.	25	10	25	20	30	2
10,000 - 19,999	70	0.35	25	6	20	15	20	2
less than 10,000	60	0.35	25	6	20	15	20	2

Notes:

1. For lots fronting on a curve, see the City of Auburn Subdivision Regulations, Article IV, Section (E)(2)
2. See Section 517 for minimum standards for flag lots.

Width at road frontage shall be measured along a straight line connecting the foremost points of side lot lines