

SCHEDULE OF DIMENSIONS AND AREA REGULATIONS

		R-1	R-2	R-3	R-4
Minimum lot size	1-family	Residential 10,000	Residential 7,500	Residential 7,500	Residential 7,500
	2-family	n/a	n/a	10,500	10,500
	Apt.house	n/a	n/a	13,500	13,500
Minimum set back					
front		30'	25'	25'	25'
side		15'	10'	10'	10'
rear		15'	10'	10'	10'
Maximum building height		36'	36'	36'	36'
	Apt.house	n/a	n/a	50'	50'
Minimum lot width at set back	1-family	100'	75'	65'	65'
	2-family	100'	75'	75'	75'
	Apt.house	n/a	n/a	100'	100'
Maximum lot coverage		40%	40%	40%	40%
	Apt.house	n/a	n/a	50%	50%

Other requirements:

All Apartment houses shall have a minimum side yard(s) of 15 feet.

On lots adjacent to a residential district, all buildings shall be located so as to provide a minimum side yard of fifty (50) feet on the side adjacent to the residential district. Streets or public rights-of-way may be included in this side yard requirement.

All unattached accessory buildings shall be five (5) feet from all property lines.

Notes:

n/a = Not Applicable

	B-1	B-2	B-3	EX-1
Minimum lot size	Central Business n/a	General Business n/a	Neighborhood Business n/a	Exclusive Use n/a
Minimum lot frontage	n/a	n/a	n/a	n/a
Minimum front yard	n/a	30'	30'	n/a
Minimum side yard	n/a	10'	10'	n/a
Minimum rear yard	n/a	20'	20'	n/a
Maximum building height	50'	36'	36'	n/a
Maximum lot coverage	100%	n/a	n/a	n/a

Other requirements:

Minimum set back of commercial buildings is 25' when adjoining residential property. See section 4.21

	I-1 Light Industrial	I-2 Heavy Industrial	A-1 Agricultural	C-1 Conservancy
Minimum lot size	n/a	n/a	n/a	n/a
Minimum lot frontage	n/a	n/a	n/a	n/a
Minimum front yard	n/a	n/a	n/a	n/a
Minimum side yard	n/a	n/a	n/a	n/a
Minimum rear yard	n/a	n/a	n/a	n/a
Maximum building height	n/a	n/a	n/a	n/a
Maximum lot coverage	n/a	n/a	n/a	n/a

Other requirements:

Upon completion of mining activities in EX-1 zones, land use classification reverts to previous classification (usually agricultural), see page 37.

4.6 SCHEDULE OF DIMENSION AND AREA REGULATIONS

ZONING DISTRICT	Unit of Measure	R-1	R-2	R-3	R-4	B-1	B-2	B-3	I-1	I-2	A-1	C-1
		Residential	Residential	Residential	Residential	Central Business	General Business	Neighborhood Business	Light Industrial	Heavy Industrial	Agricultural	Conservancy
MAXIMUM BUILDING COVERAGE	Percent	40	40	40	40	100	.30	(*2)	NA	NA	NA	NA
Apartment Houses (*1)		NA	NA	50	50	(*5)	NA	(*2)	NA	NA	NA	NA
MAXIMUM BUILDING HEIGHT	Feet	30	30	30	30	50	30	(*2)	50	NA	NA	NA
Apartment Houses		NA	NA	50	50	(*5)	NA	(*2)	NA	NA	NA	NA
MINIMUM LOT WIDTH AT BUILDING LINE	Feet					50	75	(*2)	75	300	NA	NA
1-Family Unit		100	75	65	65	NA	NA	(*2)	NA	NA	100	NA
2-Family Unit		NA	NA	75	75	NA	NA	(*2)	NA	NA	NA	NA
Apartment Houses (*1)		NA	NA	100	100	(*5)	NA	(*2)	NA	NA	NA	NA
MINIMUM SETBACK	Feet											
Front Yard		30	25	25	25	NA	30	(*2)	50	200	25	NA
Rear Yard		15	10	10	10	NA	20	(*2)	NA	NA	25	NA
Side Yard		15	10	10(*3)	10(*3)	NA	10(*4)	(*2)	(*6)	(*7)	25	NA
MINIMUM LOT AREA	Square Feet											
1-Family Unit		10,000	7,500	7,500	7,500	NA	NA	(*2)	7,500	150,000	NA	NA
2-Family Unit		NA	NA	10,500	10,500	NA	NA	(*2)	NA	NA	21,780	NA
Apartment Houses (*1)		NA	NA	13,500	13,500	(*5)	NA	(*2)	NA	NA	NA	NA
ACCESSORY BUILDINGS		(*8)	(*8)	(*8)	(*8)	(*9)	(*9)	(*9)	NA	NA	NA	NA

PRINCIPAL BUILDINGS

NA = Not Applicable

*1 = Also see Section 2.52.

*2 = See Sections 4.22 and 4.243.

*3 = Apartment houses shall have minimum side yards of 15 feet.

*4 = See Sections 2.6 and 4.2 of this Regulation.

*5 = For apartment buildings see Section 2.52.

*6 = On lots adjacent to a residential district, all buildings shall be located so as to provide a minimum side yard of fifty (50) feet on the side adjacent to the residential district. Streets or public rights-of-way may be included in this side yard requirement.

*7 = Same as "*6" above except that the side yard requirement is increased from fifty (50) feet to one-hundred (100) feet.

*8 = All unattached accessory buildings shall be five (5) feet from all property lines, except as provided in Section 2.6.

*9 = Not applicable except as provided in Section 2.6.