

40-2-3 (A) AREA AND BULK REGULATIONS

ZONE DISTRICTS		MINIMUM LOT SIZE				MINIMUM FRONT YARD SETBACKS REQUIRED FROM THE CENTERLINE					MINIMUM YARD DIMENSIONS				BUILDING HGT & COVERAGE		ACCESSORY BUILDING AND USES IF DETACHED MINIMUM DISTANCE TO:					
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
	Minim. Dist. Size in Acres	Max # of Dwelling Units per Lot	Minim. Area in Square Feet	Width at Bldg Line in Linear Feet	Mean Depth in Linear Feet	Local Street	Collector Streets	Arterial Streets	County Hways	State And Federal Hways	Minim. Depth Of Side Yard Abutting Street	Depth of Side Yard Abutting a Lot in Feet: Minimum For Either Side	Minim. Dist. To Nearest Bldg On Adja-cent Lot	Depth of Rear Yard	% of Site Cover-age (Max)	Max. Hgt. of Prin-cipal Bldg	Max Hgt. in Linear Feet	Prin-cipal Bldg in Linear Feet	Center Line of Street in Linear Feet	Side Lot Adja-cent to Street in Linear Feet	Side Lot Line in Linear Feet	Rear Lot Line in Linear Feet
1. "A-1" Agricultural	N/A	1 per 5 acres	5 acres	300'	300'	50'	63'	75'	65'	75'	25'	20'	40'	30'	5%	35'	25'	10'	85'	25'	20'	10'
2. "R-1" Single-Family Residence	15	1 per 18,000 sq. ft.	18,000 sq. ft.	100'	125'	50'	63'	75'	65'	75'	25'	15'	30'	30'	50%	35'	20'	10'	85'	25'	15'	6'
3. "R-2" Single-Family Residence	10	1 per 12,000 sq. ft.	12,000 sq. ft.	80'	100'	50'	63'	75'	65'	75'	25'	10'	20'	30'	50%	35'	20'	10'	85'	25'	10'	6'
4. "R-3" Single-Family Residence	5	1 per 8,000 sq. ft.	8,000 sq. ft.	65'	100'	50'	63'	75'	65'	75'	25'	75'	15'	25'	50%	35'	20'	10'	85'	25'	4'	6'
5. "R-4" Two-Family Residence	5	1 per 4,500 sq. ft.	9,000 sq. ft.	65'	100'	50'	63'	75'	65'	75'	25'	10'	20'	30'	50%	35'	20'	10'	85'	25'	4'	6'
6. "R-5" Multi-Family Residence	5	1 per 4,500 sq. ft.	13,500 sq. ft.	65'	100'	50'	63'	75'	65'	75'	25'	10' Zero lot line for ROW Dwellings, however, 10' from bldg end to lot line.	20'	30'	50%	35'	20'	10'	85'	25'	10'	6'
7. "B-1" Office Business	N/A	See Use Schedule	10,000 sq. ft	100'	100'	59'	63'	75'	65'	75'	25'	10'	20'	25'	50%	35'	15'	10'	85'	25'	10'	10'
8. "B-2" General Business	N/A	See Use Schedule	15,000 sq. ft.	100'	150'	75'	113'	125'	115'	125'	75'	10'	20'	25'	50%	35'	15'	12'	100'	25'	10'	10'
9. "B-3" Central Business	N/A	See Use Schedule	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	NONE REQUIRED But Abutting a "R" District a Side Yard of 15' Required	N/A	20'	80%	N/A	N/A	12'	N/A	N/A	Same as L9 COL 13	20'
10. "I-1" Assembly Industrial	10	N/A	N/A	N/A	N/A	100'	100'	125'	115'	125'	100'	25'	50'	20'	50%	N/A	N/A	12'	100'	25'	N/A	20'
11. "I-1" General Industrial	20	N/A	N/A	N/A	N/A	100'	100'	125'	115'	125'	100'	50'	100'	50'	50%	N/A	N/A	12'	100'	25'	N/A	20'