

APPENDIX A: AREA AND DIMENSION REGULATIONS FOR ALL ZONING DISTRICTS

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	RESIDENTIAL DISTRICTS										BUSINESS DISTRICTS				PROFESSIONAL OFFICE	INDUSTRIAL	AGRICULTURAL
	R-1	R-2	R-3	R-3A	R-4	R-5	B-1	B-2	B-3	B-4							
MINIMUM LOT AREA:																	
SINGLE FAMILY	15,000'	10,000'	7,500'	7,500'	7,500'	5,000'	NO LIMITATION	NO LIMITATION	NO LIMITATION	NO LIMITATION	5,000'	NO LIMITATION	NO LIMITATION	7,500'	NO LIMITATION	NO LIMITATION	NO LIMITATION
MULTI-FAMILY			7,500' ¹	7,500' ¹	7,500' ¹	5,000' ²											
MINIMUM LOT FRONTAGE ON A PUBLIC STREET:³																	
SINGLE FAMILY	100'	75'	75'	75'	75'	75'	75'	75'	75'	75'	75'	75'	75'	75'	75'	75'	75'
MULTI-FAMILY			80'	80'	75'	75'											
MINIMUM FRONT YARD:⁴	40'	30'	25'	25'	25'	25'	35'	50'	NO LIMITATION	NO LIMITATION	35'	50'	NO LIMITATION	35'	50'	80'	
MINIMUM SIDE YARD:	15'	10'	10'	10'	10'	10'	NO LIMITATION	NO LIMITATION	NO LIMITATION	NO LIMITATION	10' ⁷	NO LIMITATION	NO LIMITATION	10' ⁷	NO LIMITATION	25'	
MINIMUM REAR YARD:	25'	25'	25'	25'	25'	25'	25' ⁷	25' ⁷	NO LIMITATION	NO LIMITATION	25'	25' ⁷	NO LIMITATION	25' ⁷	35' ⁶	25'	
MAXIMUM LOT COVERAGE:	35%	35%	50%	50%	50%	50%	NO LIMITATION	NO LIMITATION	NO LIMITATION	NO LIMITATION	35%	NO LIMITATION	NO LIMITATION	35%	NO LIMITATION	---	
MAXIMUM HEIGHT:	35'	35'	35'	35'	35'	35'	35'	35'	35'	35'	35'	35'	35'	35'	50' ⁶	NO LIMITATION	
ACCESSORY BUILDINGS:⁵	5'	5'	5'	5'	5'	5'	---	---	---	---	---	---	---	---	---	---	---

FOOTNOTES:

- ¹Plus 3,000 square feet for each additional dwelling unit after the first up to four units.
- ²Plus 2,000 square feet for each additional dwelling unit after the first up to four units.
- ³All lots shall front on a public street for the minimum distance as designated except that lots which front on the turnarounds of permanent dead-end streets shall be permitted to front on such turnarounds for a minimum distance of twenty-five (25) feet.
- ⁴The front yard on corner lots shall be as designated for the front yard facing the principal street and twenty-five (25) feet for the front yard facing the secondary street.
- ⁵Accessory buildings are permitted only in rear yards and shall be located at above distances from all lot lines.
- ⁶The Board of Zoning Adjustments may, upon application by the zoning official, reduce the required rear yard footage or increase the building height accordingly.
- ⁷All non-residential uses which are located on lots adjacent to a residential district shall maintain a minimum setback requirement for all structures of twenty-five (25) feet in the side or rear yards adjacent to the residential district.

(Ord. 794, passed 12-22-83; Am. Ord. 90-925, passed 7-26-90)