

<b>ZONING DISTRICT DIMENSIONAL REGULATIONS</b>										
<b>Zoning District and Use</b>	<b>Minimum Lot Size</b>		<b>Maximum Percentage of Lot to be Occupied</b>	<b>Maximum Height of Building</b>		<b>Minimum Yard Dimension</b>			<b>Accessory Buildings Minimum Distance in Feet to</b>	
	<b>Area (S.F.)</b>	<b>Width/ Frontage (Ft.)</b>	<b>Principal and Accessory Buildings</b>	<b>Principal (Ft.)</b>	<b>Accessory (Ft.)</b>	<b>Front (Ft.)</b>	<b>Side (Ft.)</b>	<b>Rear (Ft.)</b>	<b>Side Lot Lines</b>	<b>Rear Lot Lines</b>
<b>R60 Residence District</b>										
Single-family dwelling	60,000	200	15%	35	25	40	30	60	30	15
Livestock farm or animal husbandry services	100,000	250	10%	35	25	50	30	60	30	15
Private college or university, preparatory school, elementary or secondary school	5 acres	300	20%	40	40	60	40	60	40	60
Other permitted uses	60,000	200	15%	35	25	40	30	60	30	15
<b>R40 Residence District</b>										
Single-family dwelling	40,000	150	15%	35	25	40	30	60	30	15
Livestock farm or animal husbandry services	100,000	250	10%	35	25	50	30	60	30	15
Private college or university, preparatory school, elementary or secondary school	5 acres	300	20%	40	40	60	40	40	40	60
Other permitted uses	40,000	150	15%	35	25	40	30	60	30	15

NOTE: Any accessory structure housing livestock requires a rear lot setback of 60 feet. This setback applies to building and accessory structures only.

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<b>R30 Residence District</b>										
Single-family dwelling	30,000	130	20%	35	20	40	20	50	20	15
Livestock farm or animal husbandry services	100,000	250	10%	35	25	50	30	60	30	15
Private college or university, preparatory school, elementary of secondary school	5 acres	300	20%	40	40	60	40	60	40	60
Other permitted uses	30,000	130	20%	35	20	40	20	50	20	15
<b>R20 Residence District</b>										
Single-family dwelling	20,000	120	20%	35	20	40	20	50	20	15
Two-family dwelling	40,000	150	20%	35	20	40	30	50	30	15
Livestock farm or animal husbandry services	100,000	250	10%	35	25	50	30	60	30	15
Private college or university, preparatory school, elementary of secondary school	5 acres	300	20%	40	40	60	40	60	40	60
Other permitted uses	20,000	120	20%	35	35	40	20	50	20	15

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<b>R10 Residence District</b>										
Single-family dwelling	10,000	100	25%	35	15	25	15	30	15	10
Two-family dwelling	15,000	120	25%	35	15	25	20	30	20	10
Private college or university, preparatory school, elementary or secondary school	5 acres	300	20%	40	40	60	40	60	40	60
Other permitted uses	10,000	100	25%	35	35	25	10	30	10	5
<b>RM Residential District</b>										
Single-family dwelling	10,000	100	25%	35	15	25	15	30	15	10
Two-family dwelling	15,000	120	25%	35	15	25	20	30	20	10
Multifamily dwelling structure	40,000	150	30%	35	20	40	25	40	25	10
Multifamily dwelling project	5 acres	200	35%	35	25	100	60	60	40	40

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<b>GB Business District</b>										
Private college or university, preparatory school, elementary or secondary school	5 acres	300	20%	40	40	20	40	60	40	60
Large-scale shopping center	80,000	200	25%	40	20	10	50	50	20	15
Small-scale shopping center	20,000	120	25%	40	20	10	20	50	25	5
Other permitted uses <sup>1</sup>	12,000	100	25%	40	20	10	10	20	20	5
<b>LB Business District</b>										
Single-family dwelling	10,000	100	25%	35	15	25	15	30	20	10
Two-family dwelling	15,000	120	25%	35	15	25	20	30	20	10
Multifamily dwelling structure	40,000	150	30%	35	20	25	25	40	25	10
Miniature golf, driving range, pitch and putt, etc.	80,000	200	20%	35	20	10	30	50	25	5
Small-scale shopping center	20,000	120	25%	35	20	10	20	50	25	5
Other permitted uses <sup>1</sup>	20,000	120	25%	35	20	10	20	50	25	5

<sup>1</sup> See § 27A for dimensional requirements specific to Mixed-Use Development Projects.

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<b>OB Business District</b>										
Single-family dwelling	20,000	120	20%	35	15	25	20	50	20	10
Two-family dwelling	40,000	150	20%	35	25	25	30	50	30	10
Other permitted uses	40,000	150	35%	35	25	10	35	50	25	15
Multifamily dwelling structure	40,000	150	30%	35	20	25	25	40	25	10
Multifamily dwelling project	5 acres	200	35%	35	25	10	60	60	40	40
<b>LI Industrial District</b>										
Any permitted use	40,000	150	35%	40	20	10	35	40	25	10
<b>OP Office Park</b>										
Any permitted use	40,000	150	35%	40	20	10	35	40	25	10
<b>OS Open Space District</b>										
Any permitted use	100,000	250	10%	30	20	50	50	50	30	10
<b>P Public District</b>										
Any permitted use (See §§ 2600, 2601)										

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<b>MT Mobile Home/Transient Trailer District</b>										
Mobile home park	10 acres	50	20%	35	15	See <sup>1</sup>				
Transient trailer park	10 acres	50	20%	35	15	See <sup>2</sup>				
<b>Atlantic Beach District (ABD)</b>										
Small-scale shopping center	20,000	120	25%	35	20	10	20	20	10	5
Other permitted uses <sup>1</sup>	20,000	120	25%	35	20	10	20	20	10	5

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<sup>1</sup> See Article 23.

<sup>2</sup> See Article 24.

(Ord. passed 10-30-06; Am. Ord. 07-17, passed 12-3-07; Am. Ord. 08-05, passed 5-19-08; Am. Ord. 2011-12, passed 11-21-11; Am. Ord. 2018-10, passed 4-17-18; Am. Ord. 2018-16, passed 9-4-18; Am. Ord. 2021-13, passed 9-20-21)