

SCHEDULE OF DIMENSION AND AREA REGULATIONS

DISTRICT	Maximum Height of Buildings (Feet)	Minimum lot Area when Served by Sanitary Sewer (Sq.Ft.)	Maximum Percentage of lot area which may be covered by all buildings (%)	Minimum Lot Width at front yard line (Feet)	Minimum Front Yard (Feet)	Minimum Side Yard (Feet)	Minimum Rear Yard (Feet)
R-1	30' or 2 stories	8,000	35	70	25	10	20
						Accessory buildings shall be 8' from all lot lines and all other buildings	
R-2	30' ⁽¹⁾ or Stories	<u>6,500</u> Minimum area for multiple-Family dwellings shall be the single-family minimum plus 35% of that minimum for each additional dwelling unit	35	Single Family <u>60</u> Multiple Family 75	25	10	15
R-3	45' ⁽¹⁾ or 3 stories					Accessory Buildings shall be 5' from all lot lines and all other buildings.	
CR ⁽⁵⁾ HC	40' or 4 stories	NA	65	50	40 or ⁽⁵⁾ 60	30' ⁽²⁾	15' or 30' ⁽²⁾
CC	50' or 5 stories	NA	NA ⁽⁵⁾	NA	-	-	-
I-1	-	NA	65	100	75' ⁽⁴⁾	25' ⁽⁴⁾	50' ⁽⁴⁾

(1) Height of building may be increased up to 50' provided each side yard is increased by the same amount over the required yard Minimum that the building height is increased over the 30' maximum height.

(2) Only applies to side adjacent to a residential zoning district.

(3) No industrial building shall be located closer than 100' to a residential district

(4) Note parking regulations.

(5) 40' allowed where sanitary sewers are available; 60' required where sanitary sewers are not available

(6) If the proposed use is commercial, HC dimensions shall be followed, if the proposed use is multi-family , R-3 dimensions shall control