

ARTICLE 5 - Yard, Area and Height Regulations

DISTRICTS	Minimum Yd. Dimensions (Feet)			Lot Area (Sq. Ft.)	Lot Area/D.U. (Sq. Ft.)	Lot Width (Sq. Ft.)	Lot Depth (Feet)	Maximum Building Height (Feet/Stories)	Maximum Lot Coverage (Per Cent)
	Front	Rear	Side/Total						
C-1) Conservation	50	50	N/A	N/A	N/A	N/A	N/A	N/A	N/A
C-2) Recreation District	NO BUILDING CONSTRUCTION ALLOWED IN THIS DISTRICT WITHOUT BOARD APPROVAL.								
R-1) Single Family Residence	25	30	8/16	7,200	7,200	50	100	35/2 1/2	40%
R-2) Two Family Res.	25	30	8/16	6,000 <sup>1</sup>	6,000 <sup>1</sup>	50	100	35/2 1/2	45%
R-3) Multi-Family Res.	25 <sup>5</sup>	30 <sup>5</sup>	10/20 <sup>5</sup>	6,000 <sup>1</sup>	6,000 <sup>1</sup>	50 <sup>3</sup>	120	35/2 1/2	50%
R-4) Multi-Family & Special Use	20	25	10/20	4,800 <sup>2</sup>	4,800 <sup>2</sup>	40	120	35/2 1/2	50%
B-1) General Business	20	20	None <sup>4</sup>	N/A	N/A	N/A	N/A	40/3	35%
B-2) Highway Business	30	40	15/40	7,500	N/A	50	150	40/3	30%
M-1) Industrial	25 <sup>6</sup>	30 <sup>6</sup>	15/30	43,560	N/A	150	250	40/3	30%

1 Applicable to single family dwellings. Where Multi-Family units are concerned, 3,500 sq. ft./D.U. will be required.

2 Applicable to single family dwellings in this district. Two family units shall provide 3,000 sq. ft./D.U. in the R-4 zone.

3 Applicable to single family dwellings in this district. Multi-Family units shall be at least 75', but not more than 150' in width.

4 Firewall required in all structures in B-1 District.

5 Minimum setbacks shall be governed further by the additional number of stories above two (2).  
 Front: Add five (5) feet for each story above two (2).  
 One Side   
 Total Sides  Add 2 1/2 feet for each story above two (2).  
 Rear: Add 2 1/2 feet for each story above two (2).

6 Minimum setbacks shall be governed by the following locations:  
 Front: 25 feet from a public right-of-way.  
       40 feet from a residential district.  
 Side: 15 feet each when adjoining another commercial or industrial district.  
       15 feet from a public right-of-way.  
       25 feet from a residential district.  
 Rear: 30 feet when adjoining another commercial or industrial district or right-of-way.  
       50 feet when adjoining a residential district.