

Appendix A

District Regulations for Lot, Setback and Building Height

SECTION 4.6 – DISTRICT AREA, YARD, HEIGHT, AND BULK REGULATIONS

ZONING DISTRICTS	ZONING SYMBOL	LOT REQUIREMENTS			MINIMUM YARD REQUIREMENTS			MAXIMUM BUILDING HEIGHT		MINIMUM TRANSITION STRIP REQUIREMENTS	
		MINIMUM AREA	MINIMUM WIDTH	MAXIMUM COVERAGE	FRONT	SIDE	REAR	PRINCIPAL	ACCESSORY		
Agricultural	AG-1	1 Acre	150'	10%	60'	30'	50'	2 ½ story or 35'	80'	Single-Family detached dwelling units. All other uses.	
		2 Acres				60'					
Rural Non-Farm	RNF-1	¼ Acre	150'	20%	35'	20'	35'	2 ½ story or 35'	25'	Single-family detached dwelling units. All other uses.	
		1 Acre				35' *					
Suburban Residential	RS-1	10,000 sq. '	100'	30%	35'	10'	20'	2 ½ story or 35'	25'	Single-family detached dwelling units with central sewage and water systems Single-family detached dwelling, units with-out central sewage and water systems. All other uses.	
		15,000 sq. '	120'			25' Tot					
		1 Acre	120'			35' *					
Suburban Residential	RS-2	10,000 sq. '	100'	30%	35'	10'	20'	2 ½ story or 35'	25'	Single-family detached dwelling units with central sewage and water systems. Single-family detached dwelling units without central sewage and water systems. Two-family dwellings with central sewage and water systems. Two-family dwellings without central sewage and water systems. All other uses.	
		15,000 sq. '	120'								
		15,000 sq. '	100'								
		20,000 sq. '	120'								25' Tot
		1 Acre	120'								35' *
Multiple-Family Residential	RM-1	1 Acre	120'	25%	25'	10'	25'	2 ½ story or 35'	25'	Two-family detached dwelling units with central sewage and water systems. Two-family detached dwelling units without central sewage and water systems. 15,000 sq. ' for 1 st three dwelling units + 2,000 sq. ' for each add'l dwelling unit with central sewage and water system. All other uses.	
		10,000 sq. '	80'								
		15,000 sq. '	120'								25' Tot or 35' *
		15,000 sq. '	100'								
Office	O-1	10,000 sq. '	75'	35%	25'	10'	25'	2 ½ story or 35'	25'	Uses with central sewage and water systems Uses without central sewage and water systems.	
		15,000 sq. '	100'			25' Tot					
Local Commercial	C-1	10,000 sq. '	75'	25%	35'	20'	20'	35'	15' wide and fence, well, or hedge 4' to 6' high if abutting a residential district. 20' wide, landscaped strip if fronting a public street.	With central sewage and water systems. Without central sewage and water systems.	
		15,000 sq. '	100'			35' *					
General ** Commercial	C-2	10,000 sq. '	75'	25%	35'	20'	20'	35'	15' wide and fence, well, or hedge 4' to 8' high if abutting a residential district. 20' wide, landscaped strip if fronting a public street.	With central sewage and water systems. Without central sewage and water systems.	
		15,000 sq. '	100'			35' *					
Highway Service Commercial	C-3	15,000 sq. '	100'	25%	35'	20'	20'	35'	15' wide and fence, well, or hedge 4' to 6' high if abutting a residential district. 20' wide, landscaped strip if fronting a public street.		
Light Industrial	I-1	20,000 sq. '	80'	25%	35'	20'	35'	35'	25' wide and fence, > 4' but < 8' high if abutting a residential or commercial district. 20' side landscaped strip if fronting a public street.		
						35' *					

* Corner Lot

** In Central Business District, no yard requirements or transition strips are required, only side yard and rear yard when abutting Residential Districts.