

## ARTICLE XVII SCHEDULE OF REGULATIONS

### Sec. 1700. Limiting Height, Bulk, Density and Area by Land Use:

| Use Districts               | Minimum Size of Lot (n) |              | Maximum Height of Structure |        | Minimum Yard Setback (per Lot in Ft.) (m) |            |              | Max. % of Lot Coverage (Area of all Buildings) | Min. Floor Area in Sq. Ft.(a) | Min. Width of Dwelling Unit in Ft. |      |
|-----------------------------|-------------------------|--------------|-----------------------------|--------|---|------------|--------------|--|-------------------------------|------------------------------------|------|
|                             |                         |              |                             |        | Front (o)                                 | Sides      |              |  |                               |                                    | Rear |
|                             | Area in Sq.Ft.          | Width in Ft. | In Stories                  | In Ft. |   | Least One  | Total of Two |  |                               |                                    |      |
| C Conservation              | 5 acres                 | 300          | 2                           | 30     | 25 (f,m)                                  | 20         | 40           | 35   | ----                          | 600                                | ---- |
| FR Forest Recreation        | 40,000                  | 150          | 2                           | 30     | 25 (f,m)                                  | 20         | 40           | 35   | 35%                           | 600                                | ---- |
| A Agriculture               | Farm 10 acres           | 300          | ----                        | ----   | 25 (f,m)                                  | 20         | 40           | 35   | ----                          | 600                                | ---- |
|                             | Residence 40,000 sq.ft  | 150          |                             |        |   |            |              |  |                               |                                    |      |
| WR Waterfront Residential   | 15,000                  | 100          | 2                           | 30     | 25 (f,m)                                  | 5 (c,d)    | 15 (d)       | 25   | 35%                           | 960                                | 24   |
| R-1 One- Family Residential | 20,000 (b)              | 100          | 2                           | 30     | 25 (f,m)                                  | 5 (c)      | 15           | 25   | 35%                           | 960                                | 24   |
| R-2 Rural Residential       | 20,000 (b)              | 100          | 2                           | 30     | 25 (f,m)                                  | 5 (c)      | 15           | 25   | 35%                           | 600                                | 12   |
| R-3 Mixed Residential       | 15,000 (b,e)            | 100          | 2                           | 30     | 25 (d,f,m)                                | 5 (c,d)    | 15 (d)       | 25 (d)   | 35%                           | 600                                | 12   |
| OS Office Service           | ----                    | (o)          | 2 (l)                       | 30 (l) | 25 (f,i,m)                                | 5 (g)      | 10 (g)       | 20 (h)   | ----                          | ----                               | ---- |
| B-1 Restricted Business     | ----                    | (o)          | 2 (l)                       | 30 (l) | 25 (f,i,m)                                | 5 (g)      | 10 (g)       | 20 (h)   | ----                          | ----                               | ---- |
| B-2 General Business        | ----                    | (o)          | 2 (l)                       | 30 (l) | 25 (f,i,m)                                | 5 (g)      | 10 (g)       | 20 (h)   | ----                          | ----                               | ---- |
| B-3 Community Business      | ----                    | (o)          | 2 (l)                       | 30 (l) | 75 (i,m)                                  | 50 (g,j,k) | (j,k)        | 20   | ----                          | ----                               | ---- |
| I-1 Light Industrial        | ----                    | (o)          | ----                        | 30 (l) | 30 (f,i,m)                                | 10 (g,j,k) | 20 (k)       | 20 (j,k)                                       | ----                          | ----                               | ---- |
| I-2 Mixed Industrial        | ----                    | (o)          | ----                        | ----   | 50 (f,i,m)                                | 20 (g,j,k) | 40 (j,k)     | 40 (j,k)                                       | ----                          | ----                               | ---- |

**Notes to Article XVII--Schedule of Regulations:**

- a. Minimum floor area requirements shall not include area of basements, utility rooms, breezeways, porches or attached garages.
- b. If central water and central sewage facilities serve the development, the minimum lot requirements may be reduced to ninety-six hundred (9,600) square feet, eighty by one hundred twenty (80 x 120), in R-1 and R-3 Districts.
- c. The side yard abutting upon a street shall not be less than ten (10) feet, when there is a common rear yard. In the case of a rear yard abutting a side yard of an adjacent lot the side yard abutting a street shall not be less than the required front yard of that district. Refer to "GENERAL PROVISIONS", Article XVIII, accessory buildings, for corner lot exception.
- d. Every lot on which a multiple dwelling is erected shall be provided with a side yard on each side of such lot. For the purpose of said yard regulations, multiple dwellings shall be considered as one (1) building occupying one (1) lot.
- e. Multiple-family dwellings may be erected on a minimum lot size of ninety-six hundred (9,600) square feet, provided that approved water and sewage facilities for all normal domestic uses serve the development. The following minimum lot sizes and floor areas shall be met:

| <b>Bedroom Unit*</b> | <b>Minimum Lot Area Per Unit with Public Water &amp; Sewage Facilities</b> | <b>Minimum Floor Area per Unit</b>      |
|----------------------|--|---|
| Efficiency Apartment | 1,750 sq. ft.  | 250 sq. ft. to a maximum of 350 sq. ft. |
| 1 Bedroom            | 2,000 sq. ft.  | 450 sq. ft.                             |
| 2 Bedroom            | 2,500 sq. ft.  | 550 sq. ft.                             |
| 3 Bedroom            | 3,000 sq. ft.  | 650 sq. ft.                             |

\* A den or extra room shall count the same as a bedroom in multiple dwellings.

- f. Where the front yards of two (2) or more principal structures in any block in existence at the time of the passage of this Ordinance, within the district zoned, and on the same side of the street, are less than the minimum front yard indicated above, then any building subsequently erected on that side of the street shall not be less and need not be greater than the average depth of the front yards of said two (2) structures.
- g. The Planning and Zoning Commission may upon review of the proposed site plan, and after public hearing, modify interior lot lines, except as otherwise specified in an applicable building code. On the exterior side yard which borders on a residential district, there shall be provided a

- setback of not less than ten (10) feet on the side abutting the residential street.
- h. Loading space shall be provided in the rear yard in the ratio of at least ten (10) square feet per front foot of building and shall be computed separately from the off-street parking requirements. When an alley exists or is provided at the rear of buildings, the rear building setback and loading requirements may be computed from the center of said alley.
  - i. Parking may be permitted in the front yard after approval of the parking plan layout and points of access by the Planning and Zoning Commission. The setback shall be measured from the nearest side of existing and/or proposed right-of-way lines.
  - j. No building shall be closer than forty (40) feet to the outer perimeter (property line) of such district when said property line abuts any residential district.
  - k. The Planning and Zoning Commission may, upon review of the proposed site plan and after public hearing, modify front, side and rear yard and height requirements upon a finding that (1) adequate ingress and egress for parking, loading and fire and police protection needs are met and (2) that any building code requirements relative to the relationships between buildings are met.
  - l. Planned development involving three (3) acres or more under one ownership shall be subject to the approval of the Planning and Zoning Commission, after public hearing, regarding modifications with respect to height regulations.
  - m. For lots which border on a lake or a stream, the minimum structure setback on the waterfront side shall be twenty-five (25) feet from the ordinary high water mark.
  - n. The length of the lot shall not exceed four (4) times the width.
  - o. For properties with frontage on U.S. 23 and M-32, refer to Section 1815 A.