

**TABLE 2a: RESIDENTIAL USES AND DISTRICT REQUIREMENTS:
SINGLE FAMILY DWELLINGS**

REQUIREMENT	AG	RS	R1	R2	R3	R4	R5	PB
Minimum Lot Area in Sq Ft per Unit								
With Sewers	30,000	15,000	12,000	10,000	8,000	8,000	6,000	6,000
Without Sewers	43,560	40,000	20,000	20,000	16,000	16,000	12,000	12,000
Minimum Lot Width								
	150'	100'	80'	75'	70'	60'	50'	50'
Maximum Building Height								
	25'	25'	25'	25'	35'	35'	35'	35'
Minimum Front Yard								
Arterial Highway	50'	50'	40'	30'	25'	20'	15'	15'
Local Highway or Local Street	40'	40'	30'	20'	20'	15'	15'	15'
Minimum Side Yard in Percent of Lot Width (but not less than 5' nor more than 25')								
	10%	10%	10%	10%	10%	10%	10%	10%
Minimum Rear Yard								
Main Building	20'	20'	20'	20'	20'	20'	20'	20'
Accessory Building	5'	5'	5'	5'	5'	5'	5'	5'
Minimum Building Front Line								
	21'	21'	24'	24'	23'	20'	20'	21'
Vision Clearance on Corner Lots								
	yes	yes	yes	yes	yes	yes	yes	yes
Minimum Ground Floor Building Area in Sq Ft								
One Story Dwelling	720	720	960	960	720	720	720	960
Two Story Dwelling	672	672	720	720	672	672	672	720
Number of Off-street Parking Spaces to be provided on Lot								
	2	2	2	2	2	2	2	2
Maximum Lot Coverage in percent of Lot Area								
	10	10	30	30	35	35	35	35

**TABLE 2b: RESIDENTIAL USES AND DISTRICT REQUIREMENTS:
TWO-FAMILY AND MULTI-FAMILY DWELLINGS**

REQUIREMENT	R3	R4	R5	PB	CB	CC(1)
Minimum Lot Size in Sq Ft	8,000	8,000	6,000	6,000	6,000	----
Minimum Lot Area Per Dwelling Unit						
Multifamily with sewers	4,000	2,000	1,000	1,000	1,000	----
Multifamily without sewers	43,560	43,560	43,560	43,560	43,560	----
Two-family with sewers	6,000	4,000	2,000	2,000	2,000	----
Two-family without sewers	12,000	8,000	4,000	4,000	4,000	----
Minimum Lot Width						
Minimum Lot Width	70'	60'	50'	50'	50'	----
Maximum Building Height						
Maximum Building Height	35'	45'	60'	60'	60'	----
Minimum Front Yard						
Arterial Highway	25'	25'	20'	20'	20'	----
Collector Highway or Local Street	20'	20'	15'	15'	15'	----
Minimum Side Yard in Percent of Lot Width - 5' minimum (2)						
Minimum Side Yard in Percent of Lot Width - 5' minimum (2)	10%	10%	10%	10%	10%	----
Minimum Rear Yard (2)						
Minimum Rear Yard (2)	20'	20'	15'	15'	15'	----
Minimum distance between main and accessory buildings						
Minimum distance between main and accessory buildings	20'	20'	20'	20'	20'	----
Minimum distance between main buildings						
Minimum distance between main buildings	25'	25'	25'	25'	25'	----
Minimum Building Front Line for Two-Family (per unit)						
Minimum Building Front Line for Two-Family (per unit)	12'	12'	10'	10'	10'	----
Vision clearance on corner lots						
Vision clearance on corner lots	yes	yes	yes	yes	----	----
Minimum Ground Floor Building Area in Square Feet						
One-Story Dwelling	720+400/DU	672+400/DU	672+400/DU	672+400/DU	672+400/DU	----
Multi-Story Dwelling	672+400/DU	672+400/DU	672+400/DU	672+400/DU	672+400/DU	----
Number of Vehicle Parking Spaces to be Provided on lot						
Number of Vehicle Parking Spaces to be Provided on lot	2/DU	2/DU	1 1/2/DU	1 1/2/DU	1 1/2/DU	----
Maximum Lot Coverage in % of Lot Area						
Maximum Lot Coverage in % of Lot Area	30%	40%	50%	50%	50%	----

TABLE 3: COMMERCIAL AND INDUSTRIAL DISTRICT REQUIREMENTS (ALL DISTANCES IN FEET)

REQUIREMENT	PB	AB	LB	CB	CC	GB	SC	I1	I2	I3	AZ
Minimum Front Yard											
Arterical Highway	25'	40'	30'	----	----	20'	30'	30'	25'	20'	40'
Collector or Local	20'	30'	25'	----	----	15'	25'	25'	20'	15'	30'
Minimum Side Yards											
Adjoining Residential District	10'	20'	15'	15'	10'	15'	15'	30'	30'	30'	30'
Not Adjoining Residential District	5'	15'	10'	10'	----	10'	10'	10'	----	----	10'
Minimum Street Side Yard											
	5'	15'	10'	5'	----	5'	15'	10'	----	----	10'
Minimum Rear Yard											
Adjoining Residential District	20'	25'	20'	5'	5'	15'	20'	25'	25'	25'	25'
Not Adjoining Residential District	10'	15'	10'	----	----	----	10'	15'	----	----	15'
Maximum Building Height											
	35'	35'	35'	75'	----	75'	35'	----	----	----	35'
Maximum Lot Coverage in Percent of Lot Area											
	40%	50%	35%	----	----	75%	35%	75%	75%	75%	30%
Vision Clearance on Corner Lots											
	yes	yes	yes	----	----	yes	yes	yes	yes	yes	yes
Off-street Parking											
Sq Ft of Parking Space per Sq Ft of building area (1)	(2)	(2)	(2)	(2)	(2)	(2)	(2)	(2)	(2)	(2)	(2)
Notes: (1) To be applied to all uses, except those listed in Section 4.2 (2) Requirements of Section 4.2 apply											