

Schedule of Area, Yard and Height Requirements

District	Minimum Lot Area - Square Feet (e)	Square Feet per Dwelling Unit (e)	Lot Width at the Building Setback Line -- Feet (See Lot Width Definition)	Front Setback -- Feet	Side Setback -- Feet (a)	Rear Setback -- Feet	Maximum Height - Feet
R-20 Single-family	30,000	30,000	100	40	20	30	35
R-15 Single-family	15,000	15,000	80	30	15	25	35
R-15TH Single-family Attached 2 or more units	(1st 2 units) 15,000	7,500 for each additional unit after 1st two units	40 each unit	30	15	25	35
R-10 Single-family Two-family Multi-family	10,000 20,000 20,000 for 1st unit		80 80 80	30 30 30	15 15 15	25 25 25	35 35 35
I-1	20,000	N/A	100	40	20	30	35 (d)
O & CS	N/A	N/A	N/A	20	20	30	35
B-1	N/A	N/A	N/A	20	(b)	(c)	35
B-2	N/A	N/A	N/A	20	20	30	35
M-1	N/A	N/A	N/A	50	25	25	35 (f)

- (a) Corner lots in all districts add 5 feet to each street side. The side setback does not apply to units that are permitted to be attached.
- (b) No side yard is required in the B-1 District except where adjoining an R-20, R-15, R-15TH or R-10 District in which case a side yard of 20 feet shall be required.
- (c) No rear yard is required in the B-1 District except where adjoining an R-20, R-15, R-15TH or R-10 District in which case a rear yard of 20 feet shall be required.
- (d) May be increased to 50 feet as a special exception upon conditions set by the Board of Adjustment.
- (e) The lot sizes required for the various districts in this section were drawn upon the assumption that adequate water supply and sewage disposal systems are available to this and every lot. The lack of adequate systems for one or both facilities may require larger lot areas or, in some instances, because of Health Department Standards, may not permit development as intended.
- (f) The Board of Adjustment may permit unoccupied structures to exceed height limitations subject to conditions.