

ZONING REGULATIONS

§ 4

SCHEDULE B-STANDARDS	R-20	R-30	R-30A	R-40	R-60	R-80	R-60C	B-1A	B-1B	B-2	B-2A	B-2B	B-2C	B-2D	B-2E	B-2F	B-3	B-3A	B-3B	B-3C	B-3D	B-4	M-2	M-2A	M-5	PUD
1. Minimum lot area (in sq. ft. or acres.)	20,000	30,000	30,000	40,000	60,000	80,000	60,000	40,000	60,000	40,000	40,000	40,000	40,000	40,000	40,000	80,000	40,000	5 Ac.	2 Ac.	40,000	2 Ac.	40,000	2 Ac.	2 Ac.	4 Ac.	5 Ac.
2. Minimum lot area for interior lot (in sq. ft. or acres.)	—	45,000	45,000	60,000	90,000	120,000	90,000	40,000	60,000	40,000	40,000	40,000	40,000	40,000	40,000	80,000	40,000	5 Ac.	2 Ac.	40,000	2 Ac.	40,000	2 Ac.	2 Ac.	4 Ac.	5 Ac.
3. Minimum dimension of square on the lot	100'	125'	125'	150'	200'	200'	200'	150'	200'	150'	150'	150'	150'	150'	150'	200'	150'	200'	200'	150'	200'	150'	200'	200'	300'	300'
4. Minimum lot frontage, except interior lots	90'	110'	110'	135'	175'	175'	175'	135'	175'	50'	135'	135'	135'	135'	135'	175'	135'	200'	175'	135'	175'	135'	50'	175'	300'	50'
5. Maximum number of stories for a building	3	3	3	3	3	3	3	2½	2½	3	3	3	3	3	3	2½	3	3	3	3	3	3	3	3	3	3
6. Maximum height of a building or structure	40'	40'	40'	40'	40'	40'	40'	30'	30'	40'	30'	30'	30'	30'	30'	35'	40'	40'	40'	30'	40'	40'	40'	40'	40'	40'
7. Minimum setback from street line of—																										
7.1 Main Street South or any State Highway	30'	40'	40'	50'	50'	50'	50'	50'	50'	20'	20'	20'	50'	20'	100'	100'	50'	100'	100'	50'	50'	50'	50'	100'	100'	50'
7.2 Any other street	30'	40'	40'	50'	50'	50'	50'	50'	50'	20'	20'	20'	50'	20'	20'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'
8. Minimum setback from property line	15'	20'	20'	25'	30'	30'	30'	20'	20'	10'	20'	10'	20'	10'	20'	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'	50'
9. Minimum setback from Residential District boundary line	—	00	00	00	00	00	00	40'	40'	40'	40'	40'	40'	40'	40'	100'	50'	60'	50'	50'	100'	50'	50'	100'	100'	50'
10. Maximum lot coverage by buildings and structures as percent of lot area	20%	20%	20%	10%	10%	10%	10%	20%	20%	25%	15%	20%	15%	20%	20%	15%	10%	20%	10%	15%	20%	10%	25%	15%	15%	25%
11. Maximum floor area as percent of lot area	40%	40%	40%	20%	20%	20%	20%	40%	20%	50%	30%	40%	30%	40%	40%	20%	20%	30%	20%	30%	40%	20%	50%	20%	20%	50%
12. Minimum floor area on ground floor for one-story dwelling (in sq. ft.)	900	900	900	900	900	900	900	900	900	900	900	900	900	900	900	900	900	900	900	900	900	NA	900	900	900	900
13. Minimum floor area on upper two floors for split-level dwelling (in sq. ft.)	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	NA	1,200	1,200	1,200	1,200
14. Minimum floor area for two or more story dwelling (in sq. ft.)																										
Ground Floor	800	800	800	800	800	800	800	800	800	800	800	800	800	800	800	800	800	800	800	800	800	NA	800	800	800	800
Total Floor Area	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200		1,200	1,200	1,200	1,200
15. Minimum floor area for each dwelling unit (in sq. ft.)	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	NA	500	500	500	500

Note: See Sec. 4 for additional standards and exceptions.

Note: Any dwelling, including decks and porches attached thereto, located in an R-20 zone which is legally nonconforming with respect to the side yard requirement of said zone (line 8) may be enlarged and extended into the required side yard to the same extent as the existing dwelling. However, no such enlarged or extended building or structure shall be permitted when the resulting separation from a principal building on the adjacent lot would be less than 10 feet or the separation from the side property line would be less than 5 feet. This exception does not apply to accessory buildings or structures.