

Table 4.1 ZONING DISTRICT AREA AND DIMENSIONAL REGULATIONS								
	Minimum Yard Setbacks				Min. Lot Width	Max. Lot Coverage	Min. Lot Area/ Max. Density	Max. Bldg. Height
	Front	Secondary Front <sup>1</sup>	Rear	Side				
<b>O-L</b>	35 ft		35 ft	25 ft	na	20%	na	35 ft or 2-1/2 stories
<b>R-1.1</b>	30 ft	25 ft	35 ft	10 ft	85 ft	25%	15,000 sf	2-1/2 stories
<b>R-1.2</b>	25 ft	20 ft	30 ft	8 ft	65 ft	35%	12,500 sf	2-1/2 stories
<b>R-1.3</b>	250 ft	150 ft	400 ft	50 ft/ 100ft corner lots	200 ft	30%	3 acres	2-1/2 stories
<b>R-2</b>	25 ft	20 ft	25 ft	8 ft	50 ft	40%	10,000 sf	2-1/2 stories
<b>R-3</b>	20 ft	15 ft	20 ft	8 ft	50 ft	60%	10,000 sf for 1-family 5,000 sf for first 2 and 2,000 sf for each thereafter	3 stories
<b>M-H</b> <sup>3</sup>	25 ft		30 ft	8 ft	75 ft	60%	5,000 sf for individual lot	2 stories
<b>T-H</b>	15 ft		na <sup>2</sup>	0, 10 ft <sup>4</sup>	see §8.11	60%	2,000 sf for attached 2,500 sf for detached	2-1/2 stories
<b>INST</b>	na		25 ft	10 ft	na	60%	na	2 stories
<b>C-1</b>	0 ft		20 ft	0 ft	na	80%	na	2 stories
<b>C-2</b>	25 ft		20 ft	0 ft	na	60%	na	2 stories
<b>M-1</b>	30 ft		30 ft	20 ft	na	25%	na	35 ft or 2 stories

<sup>1</sup> Secondary front yard requirements only apply to corner lots of detached single-family and duplex dwellings in the R-1.1, R-1.2, R-1.3, R-2 and R-3 Districts, in all other cases the front yard setback is required on each frontage of a corner lot.

<sup>2</sup> No minimum depth is required so long as an unencumbered rear yard with a minimum area of 400 sf is maintained.

<sup>3</sup> Requirements are for Manufactured Home Subdivisions, see §8.13 for Manufactured Home Park requirements.

<sup>4</sup> A minimum 10 ft side yard shall be required at the end of a row of attached townhouses when such end does not face a street.