

SECTION 40-2.4 - AREA AND BULK REGULATIONS

Zone Districts	Maximum Coverage in Percentage of Lot	Floor Area Ratio	Maximum Height of Principal Building in Linear Feet	Maximum Height in Linear Feet	Accessory Buildings and Uses If Detached Minimum Distance to:				
					Principal Building in Linear Feet	Front Lot Line in Linear Feet	Side Lot Adjacent to Street in Linear Feet	Other Side Lot Line in Linear Feet	Rear Lot Line in Linear Feet
"A-1" Agricultural	20%				10'	60'	25'	3'	3'
"SR-1" Single-Family Residence	20%				10'	60'	25'	3'	3'
"SR-2" Single-Family Residence	25%				10'	60'	25'	3'	3'
"MR-1" Two-Family Residence	30%				10'	60'	25'	3'	3'
"MR-2" Multi-Family Residence	30%	3/4:1			10'	60'	25'	3'	3'
"B-1" Community Business	50%	2 to 1			12'	12'	12'	12'	12'
"B-2" General Business	50%	2 to 1			12'	12'	12'	12'	12'
"I-1" Industrial	50%	1 to 1			10'	10'	10'	10'	10'

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Zone Districts	Minimum Lot Size				Minimum Yard Dimensions						
	Maximum Number of Dwelling Units	Area in Square Feet or Acres	Width at Building Line, in Linear Feet	Mean Depth in Linear Feet	Depth of Front Yard in Linear Feet	Depth of Side Yard Abutting Street in Linear Feet	Depth of Side Yard Abutting a Lot, in Linear Feet		Minimum Distance to Nearest Principal on Adjacent Lot in Feet	Depth of Rear Yard in Linear Feet	
							Total for Both	Minimum for either			
"A-1" Agricultural	1 per acre	1 per acre	150' Min	200' Min	25' Min	25' Min	25'	10'	20'	25'	
"SR-1" Single-Family Residence	1 per 10,000 sq ft of lot area	10,000 sq ft	75' Min	100' Min	25' Min	25' Min	Each shall equal 10% width of lot at building line		20'	25'	
"SR-2" Single-Family Residence	1 per 6,000 sq ft of lot area	6,000 sq ft	50' Min	100' Min	25' Min	25' Min	15'	10'	10'	25'	
"MR-1" Two and Three Family Residence	1 per 3,000 sq ft of lot area	6,000 sq ft Min or 3,000 sq ft per dwelling whichever is greater	50' Min or 25' for each dwelling unit over 2 whichever is greater	100' Min	25' Min	25' Min	15'	5'	10'	25'	
"MR-2" Multi-Family Residence	1 per 2,000 sq ft of lot area	6,000 sq ft or 2,000 sq ft per dwelling unit whichever is greater	50' Min or 10' for each dwelling unit over 2 whichever is greater	120' Min	25' Min	25' Min	10' or 6' per ft of building height, whichever is greater		15'	25'	
"B-1" Community Business	4)						None Required but, if provided or when abutting a "SR" or "MR" District a side yard of 12' is required			20'	
"B-2" General Business							50'	25'		20'	
"I-1" Industrial					25' Min	25' Min	50'	25'		20'	