

AREA, BULK, YARD REQUIREMENTS

	<u>Minimum Requirement</u>	"A" Agricultural District	"SR-1" Single-Family Residential	"SR-2" Single-Family Residential	"SR-3" Single-Family Residential	"MR" Multi-Family Residential	"NB" Neighborhood Business	"CB" Community Business	"LI" Light Industrial District	"HB" Highway Business District
* Lot Standards	Lot area in sq feet or acres	3 acres	11,000 sq ft	7,500 sq ft	5,000 sq ft	7,000 sq ft	7,500 sq ft	20,000 sq ft	20,000 sq ft	25,000 sq ft
	Width at building line in linear feet	200 feet	100 feet	65 feet	45 feet	60 ft min or 25 ft for each dwelling unit over 2. Whichever is greater	60 feet	100 feet	100 feet	100 feet
	Mean depth in linear feet	200 feet	110 feet	100 feet	90 feet	100 feet	100 feet	150 feet	150 feet	150 feet
* Front Building Line Setback Requirements from Front Lot Line	Depth of front yard in linear feet	40 feet	30 feet	30 feet	30 feet	30 feet	*** 30 feet	*** 30 feet	*** 30 feet	*** 75 feet
* Depth of Side Yard Abutting Lot/Street in Linear Feet	Depth of side yard abutting a street in linear feet	35 feet	20 feet	20 feet	20 feet	25 feet	25 feet	25 feet	25 feet	25 feet
	Total for both	30 feet	25 feet	18 feet	15 feet	15 feet	25 feet	25 feet	40 feet	20 feet
	Minimum for either	10 feet	10 feet	8 feet	5 feet	5 feet	**	**	20 feet	10 feet
* Other Provisions	Depth of rear yard in linear feet	30 feet	25 feet	25 feet	25 feet	25 feet	20 feet	20 feet	20 feet	25 feet
	Maximum height of principal building in linear feet	35 feet	35 feet	35 feet	35 feet	35 feet	25 feet	35 feet	45 feet	35 feet
	Floor area ratio	0.5	0.5	0.5	0.5	0.5	0.5	3:1	1.1	3:1
	Distance to nearest principal building on adjacent lot	30 feet	25 feet	20 feet	15 feet	15 feet	25 feet	50 feet	50 feet	50 feet
	Maximum number of dwelling units	1 per 3 acres	1	1	1	1 per 3,000 sq ft of lot area	Section 40-2-34	Prohibited	Section 40-2-53	Prohibited

* All distances are in linear feet unless otherwise stated.

** When abutting a "SR" or "MR" district or lot, a side yard of fifteen (15) feet is required. When abutting a "SR" or "MR" district, a landscape screen of at least ten (ten) feet in depth and expected to reach a height of at least ten (10) feet shall be provided.

*** When existing building(s) in these districts have already established a building line a depth less than required, then all new buildings may conform to the same building line, except for a first fifty (50) feet of the district frontage adjacent to a Residential District, whereupon there shall be provided a front yard of not less than twenty-five (25) feet. When a commercial building in this specific district does not exist, and the lot adjoins a County/State/Federal highway, the front lot line of all new commercial buildings shall as a minimum, be aligned with the nearest commercial building regardless of district, or have a 75 foot setback, whichever is greater.