

APPENDIX B - ZONING REGULATIONS
ARTICLE 21. TABLE OF HEIGHT AND AREA REQUIREMENTS

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The required height and area regulations are established and shown on the accompanying table which is Article 21:

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	Maximum Height of Buildings (Stories/Feet)		Minimum* Depth of Front Yard (in feet)	Minimum Either Side Yard (in feet)	Width of: Aggregate Side Yards (in feet)	Minimum Depth of Rear Yard (in feet)	Minimum Lot Area per Family (in square feet)	Minimum Lot Width (in Feet)
R-1 Single-Family Residence	2½	35	30	6	16	35	9,000	70
R-2 Single-Family Residence	2½	35	25	6	14	25	6,000	50
R-3A Attached Single-Family Dwelling	2	35	25	6	14	25	6,000—1 Family ⁽⁷⁾ 6,000—2 Family	50
R-3B Two-Family Dwelling	2	35	25	6 ⁽⁷⁾	14 ⁽⁷⁾	25	3,840 attached single-family dwelling	⁽⁷⁾
R-3C and R-3D Multiple Dwelling	3	45	25	6 ⁽¹⁾	14 ⁽¹⁾	25	1,500 multiple dwelling	Minimum area 6,000
R-4 Limited Office and Retail	3	45	25	6 ⁽¹⁾	14 ⁽¹⁾	25	R-2, R-3A, R-3B, R-3C, R-3D	50
B-1 Neighborhood Shopping	2	35	25	None ⁽²⁾⁽³⁾	N/A	None ⁽³⁾	Residence not permitted ⁽⁶⁾	N/A
B-2 General Commercial	3	45	15	None ⁽¹⁾⁽²⁾⁽³⁾	⁽¹⁾	None ⁽³⁾	Residence not permitted ⁽⁶⁾	N/A
B-3 Central Business	6	75	None	None ⁽²⁾⁽³⁾	N/A	None	Residence not permitted ⁽⁸⁾	N/A
B-4 Planned Shopping Center and POM Planned Office and Light Industrial	2	35	25	50 ⁽⁴⁾	100	25 ⁽⁴⁾	Residence not permitted ⁽⁶⁾	N/A
B-5 Highway Commercial	3	45	35	None ⁽¹⁾⁽²⁾⁽³⁾	⁽¹⁾	None ⁽³⁾	Residence not permitted ⁽⁶⁾	N/A
M-1 Light Industrial	6	75 ⁽⁵⁾	25	None ⁽¹⁾⁽²⁾⁽³⁾	⁽¹⁾	None ⁽³⁾	Residence not permitted ⁽⁶⁾	N/A
M-2 Heavy Industrial	6	75 ⁽⁵⁾	25	None ⁽¹⁾⁽²⁾⁽³⁾	⁽¹⁾	None ⁽³⁾	Residence not permitted ⁽⁶⁾	N/A
NU Nonurban	2½	35	50	25	50	50	2 acres	200
PRD Planned Residential Development	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

*Unless greater distance required by county setback law.	
(1)	For buildings of less than 3 stories in height. For 3-story buildings, side yards of 8 feet each shall be required.

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(2)	No side yard required except of the side of a lot adjoining a residence district; in which case, there shall be a side yard of 6 feet provided in any B district and 10 feet in any M district, incorporating and maintaining the buffer materials set forth in Appendix B.
(3)	No rear yard required except on the rear of a lot adjoining a residence district; in which case, there shall be a rear yard of 6 feet provided in any B district and 10 feet in any M district incorporating and maintaining the buffer materials set forth in Appendix B.
(4)	No building shall be closer than 50 feet to any side lot line or 25 feet to any rear lot line of a lot in an R district; provided, further, that the location and arrangement of buildings shall be specifically approved as specified in Article 16.
(5)	Whenever a building in an M district adjoins or abuts an R district within 100 feet therefrom, such building shall not exceed 3 stories or 45 feet in height unless it is set back 1 foot from the required side and rear yard lines for each foot of additional height above 45 feet.
(6)	Except as in Article 22-6.
(7)	High-density construction, attached, single-family dwellings may have common, zero (0) side yards with a minimum interior lot area per dwelling of 1,920 square feet, minimum lot width throughout its depth of 24 feet. Corner lots shall have a minimum lot width of 49 feet throughout its depth if provisions of Article 23 are met.
(8)	Except as in Article 15-3E.

(Ord. No. 22-95, § 5, 3-21-95)