

Article 4.

Schedule of Regulations

Section 4.01 Residential Districts Schedule of Regulations

District	Minimum Lot Size		Maximum Building Height (ft.)	Minimum Yard Setback (ft.)					Maximum Lot Coverage
	Area (sq. ft.)	Width (ft.)		Front	Sides			Rear	
					One	Total	Street		
R-1	43,560	150	25	25 <u>(A)</u>	10 <u>(E)</u>	25	10 <u>(B)</u>	50	25%
R-2	7,200	60	25	25 <u>(A)</u>	5 <u>(E)</u>	14	10 <u>(B)</u>	30	35%
R-3	5,000	40	25	25 <u>(A)</u>	3 <u>(E)</u>	12	10 <u>(B)</u>	20	40%
R-MN <u>(D)</u>	4,000	40	30	25 <u>(A)</u>	3 <u>(E)</u>	12	10 <u>(B)</u>	20	40%
R-MF <u>(D)(F)</u>	7,200	60	40	25 <u>(A)</u>	10 <u>(C)</u>	20 <u>(C)</u>	10 <u>(B)</u>	30	45%
H-M	Refer to <u>Section 3.12</u>								

Notes applicable to all Districts:

1. Refer to [Article 7](#) for standards applicable to specific uses.
2. Refer to [Section 8.01](#) for exceptions to area, setback, and height requirements.
3. Refer to [Section 8.03](#) for accessory buildings, structures and uses.
4. Refer to [Article 10](#) for parking area setback requirements.
5. Refer to [Article 11](#) for landscaping, buffering and screening requirements.
6. Refer to [Article 13](#) for Nonconforming Structures and Lots.

Footnotes

- A. If the average front yard setback of the principal buildings on the same block are less than the minimum front yard setback of the district, the minimum front yard setback of a subject lot may be reduced to that average, provided the principal buildings used in the average are on the same side of the street and in the same zoning district as the subject lot.
- B. In the case of a rear yard abutting a side yard of an adjacent lot, the street side yard shall not be less than the required front yard setback of that district. The front yard setback averaging provision of Footnote (A) shall be available to the street side yard setback.
- C. Where a side yard in an R-MF district abuts a property zoned R-1, R-2 or R-3, the minimum side yard setback shall be increased to 20 feet.

- D. Townhome structures are subject to the dimensional standards of [Section 7.03\(45\)](#). Where the dimensional/design standards of the zoning district and the use-specific standards for townhomes conflict, the use-specific standards for townhomes shall take precedence.
- E. The distance between principal structures located on adjacent lots shall not be less than twelve (12) feet.
- F. One-family, duplex, and multi-plex structures within the R-MF district shall be subject to the setback standards of the R-MN district, including footnote (E) above.

Section 4.02 Mixed-Use and Non-Residential Districts Schedule of Regulations

District	Minimum Lot Size		Maximum Building Height (ft.)	Minimum Yard Setback (ft.)					Maximum Lot Coverage
	Area (sq. ft.)	Width (ft.)		Front	Sides			Rear	
					One	Total	Street		
CC	Refer to Section 6.02								
MUI-1	Refer to Section 3.20								
MUI-2	Refer to Section 3.21								
O-1	--	--	30	20	5 (A)	10 (A)	10	20	--
B-1	--	--	30	5	5 (A)	10 (A)	5	15 (B)	--
B-2	--	--	40	10	10 (A)	20 (A)	10	20 (B)	--
B-3	--	--	40	20	15 (A)	30 (A)	20	20 (B)	--
M-1	--	--	40	50	20 (A)	40 (A)	50	25	--
M-2	--	--	60	50	20 (A)	40 (A)	50	25	--
NP	43,560	150	25	25	10	25	10	50	20%

Notes applicable to all Districts:

- Refer to [Article 7](#) for standards applicable to specific uses.
- Refer to [Section 8.01](#) for exceptions to area, setback, and height requirements.
- Refer to [Section 8.03](#) for accessory buildings, structures and uses.
- Refer to [Article 10](#) for parking area setback requirements.
- Refer to [Article 11](#) for landscaping, buffering and screening requirements.
- Refer to [Article 13](#) for Nonconforming Structures and Lots.

Footnotes

- A. For side yards abutting residential districts:
 - In the O-1, B-1, B-2 and B-3 districts, the minimum side yard shall be increased to 20 feet.
 - In the M-1 and M-2 districts, the minimum side yard shall be increased to 50 feet.

B. For rear yards abutting residential districts:

- (1) In the B-1 district, the minimum rear yard setback shall be increased to 20 feet.
- (2) In the B-2 and B-3 districts, the minimum rear yard setback shall be increased to 25 feet.
- (3) In the M-1 and M-2 district, the minimum rear yard setback shall be increased to 50 feet.