

## Residential Districts Development Standards Chart

Development Standards	A-1 General Agricultural District	R-1 Single-Family Residential District	R-1A Urban Estates Residential District	R-1B Residential Estates District	R-2 Two-Family Residential District	R-3 Multi-Family Residential District	OTR Original Town Residential District	R-M Mobile Home Park District
Minimum Front Yard	25' 25' when double frontage	25' 25' when double frontage	25' 25' when double frontage	40' 40' when double frontage	25' 25' when double frontage	25' 25' when double frontage	15' 15' when double frontage	See Section 27
Minimum Side Yard Interior - Dwelling Building	1 story = 5' 2 story = 8'	1 story = 5' 2 story = 8'	1 story = 7' 2 story = 10'	25'	1 story = 5' 2 story = 8'	1 story = 5' 5' + 3' for each additional story	5'	
Minimum Side Yard Interior - Accessory Building	5' 3' when all parts of the accessory building are located not less than 60' from the front property line	5' 3' when all parts of the accessory building are located not less than 60' from the front property line	5' 3' when all parts of the accessory building are located not less than 90' from the front property line	25'	5' 3' when all parts of the accessory building are located not less than 60' from the front property line	5' 3' when all parts of the accessory building are located not less than 60' from the front property line	5'	
Minimum Side Yard Exterior - Dwelling and Accessory Buildings	20' 15' when lot is back to back with another corner lot	20' 15' when lot is back to back with another corner lot	25' 15' when lot is back to back with another corner lot	35'	20' 15' when lot is back to back with another corner lot	20' 15' when lot is back to back with another corner lot	15'	
Minimum Rear Yard Main Building	20' or 20% of depth of lot, whichever amount is smaller	20' or 20% of depth of lot, whichever amount is smaller	20' or 20% of depth of lot, whichever amount is smaller	40'	20' or 20% of depth of lot, whichever amount is smaller	20' or 20% of depth of lot, whichever amount is smaller	10'	
Minimum Rear Yard Accessory Building	Allowed in rear yard with rear setback of 10'	Allowed in rear yard with rear setback of 10'	Allowed in rear yard with rear setback of 10'		Allowed in rear yard with rear setback of 10'	Allowed in rear yard with rear setback of 10'		
Minimum Lot Area	5 acres	6,000 SF	30,000 SF	80,000 SF	7,200 SF	7,200 SF per dwelling unit	6,000 SF	
Maximum Lot Area	None	None	None	None	None	None	15,000 SF	
Minimum Lot Width at Building Line	50'	60'	75'	150'	60'	60' See Section 13 for exceptions	50'	
Minimum Lot Width at Street	35'	35'	45'	100'	35'	35' See Section 13 for exceptions	35'	
Minimum Lot Depth	None	None	None	None	None	None	50'	
Maximum Height	35'	35'	2-1/2 stories or 35'	2-1/2 stories or 35'	35'	35'	35'	35'
Maximum Lot Coverage Interior Lots Main & Accessory	25%	25%	25%	25%	25%	30%	50%	See Section 27
Maximum Lot Coverage Exterior Lots Main & Accessory	30%	30%	30%	25%	30%	30%	50%	
Maximum Lot Coverage Accessory Buildings	20% of the rear yard	20% of the rear yard	20% of the rear yard	None	20% of the rear yard	30% of the rear yard	20% of the rear yard	

## Nonresidential Districts Development Standards Chart

Development Standards	O-1 Light Office District	C-2 Convenience Commercial District	C-3 Planned Shopping Center District	C-4 Restricted Commercial District	C-5 General Employment District	CBD Central Business District	I-1 Light Industrial District	I-2 General Industrial District
Minimum Front Yard	50'	50'	50'	50'	50'	None	50'	75'
	50' when double frontage	50' when double frontage	50' when double frontage	50' when double frontage	50' when double frontage	None	50' when double frontage	75' when double frontage
Minimum Side Yard	20'	20'	20'	20'	20'	None	20'	40'
	2' for each 1' of building height when adjacent to a residential district	2' for each 1' of building height when adjacent to a residential district	2' for each 1' of building height when adjacent to a residential district	2' for each 1' of building height when adjacent to a residential district	2' for each 1' of building height when adjacent to a residential district		30' when adjacent to a residential district	75' when adjacent to a residential district
Minimum Rear Yard	10'	10'	30'	10'	10'	10'	25'	40'
	2' for each 1' of building height when adjacent to a residential district	2' for each 1' of building height when adjacent to a residential district	2' for each 1' of building height when adjacent to a residential district	2' for each 1' of building height when adjacent to a residential district	2' for each 1' of building height when adjacent to a residential district		30' where a building is to be served from the rear	75' when adjacent to a residential district
Minimum Lot Area	12,000 SF	12,000 SF	200,000 SF	12,000 SF	15,000 SF	None	10,000 SF	10,000 SF
Maximum Lot Area	None	48,000 SF	None	None	None	None	None	None
Minimum Lot Width at Building Line	100'	100'	300'	100'	150'	None	None	None
Minimum Lot Depth	100'	100'	100'	100'	100'	None	None	None
Maximum Height	35'	35'	35'	35'	35'	35'	45'	None
Maximum Lot Coverage	30%	40%	20%	50%	50% + additional 30% for parking	None	50% + additional 30% for parking	50% + additional 30% for parking