

35. ARTICLE VII TABLE OF YARD, AREA, AND HEIGHT REQUIREMENTS

	R1 <i>Residential</i>	R2 <i>Non-Residential</i>	R3 <i>Residential</i> <i>Non-Residential</i>	C1 <i>at</i>	C2	C3
Min. Lot Area	30,000 sqft	40,000 sqft	10,000 sq ft single family 15,000 sqft two-family ***	8,000 single family 12,000 two-family or multi-family ***	15,000 Sqft ***	n/a
Width	75 feet	150 feet	60 feet	75 feet	50 feet	40 feet
Depth	150 feet	200 feet	100 feet	75 feet	100 feet	n/a
Front Setback	30 feet	35 feet	20 feet	15 feet	25 feet	30 feet
Rear Setback	30 feet	40 feet	20 feet	15 feet	25 feet**	10 feet**
Side Setback	25 feet*	25 feet*	10 feet*	5 feet*	10 feet*	20 feet**
Max Building Height	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet

*On corner lots first establish the front yard and then add 10 feet to each side yard that abuts a street.
 **When a C or I district abuts an R district, add an additional 10 feet and follow buffer requirements in Article IX.
 *** Public water and sewer required

	I1	I2	VMD	C-OD
Min. Lot Area	20,000 sqft	40,000 sqft	See Regulations in Article IV, Section 9	same as underlying district
Width	50 feet	100 feet	See Regulations in Article IV, Section 9	same as underlying district
Depth	100 feet	100 feet	See Regulations in Article IV, Section 9	same as underlying district
Front Setback	40 feet	50 feet	See Regulations in Article IV, Section 9	same as underlying district
Rear Setback	30 feet**	50 feet**	See Regulations in Article IV, Section 9	same as underlying district
Side Setback	25 feet**	30 feet**	See Regulations in Article IV, Section 9	same as underlying district
Max Building Height	35 feet	35 feet	See Regulations in Article IV, Section 9	same as underlying district

For this table and in all zoning classes Churches shall be considered a residential use for definition of setbacks, etc.