

SECTION 6.2 SCHEDULE OF DIMENSIONAL REQUIREMENTS

(See also, Notes to Schedule of Dimensional Requirements, next page)

District & Minimum Lot Area	Minimum Lot Frontage (Feet)	Minimum Yard Requirement (Feet)			Maximum Building Height		Maximum Building Coverage	Maximum Floor Area Ratio (FAR)	Minimum % Open Space
		Side	Front	Rear	Stories	Feet			
Residence A-1 40,000 sq. ft.	150	15	35	30	2 ½	35	15%	NA	80%
Residence A-2 12,000 sq. ft. (1 family) 24,000 sq. ft. (two-family)	100	15	20	25	2 ½	35	25%	NA	60%
General Residence 10,000 sq. ft. plus 3,000 sq. ft. for each additional dwelling unit	100	10	20	25	2 ½	35	30%	NA	50%
Downtown Business None ¹	None	None ²	None ³	None ⁴	3	40	NA	3.0	5%
General Business 15,000 sq. ft.	100	25 ⁵	30ft	20ft	3	35	60%	1.25	20%
Light Industry 120,000 sq. ft. 20,000 sq. ft.	100	25 ⁶	25ft	30 ⁷	3	40	50%	1.25	30%
Industry (I) 30,000 sq. ft.	150	25 ⁸	25ft	30 ⁹	3	40	50%	1.00	20%
Health Care Services¹⁰ 40,000 sq. ft.	100'	20'	30'	20'	6	75' ¹¹	60%	0.45	40%
Mixed-Use Transitional 7,000 sq. ft. plus 3,000 sq. ft. for each additional dwelling unit	50	15 ¹²	10	25 ¹³	3	35	NA	1.0 ¹⁴	5%



NOTES TO SCHEDULE OF DIMENSIONAL REQUIREMENTS

- ¹ Except 10,000 sq. ft. for a residential use
- ² Except 25 feet abutting a Residential District
- ³ Except 25 feet abutting a Residential District
- ⁴ Except 15 feet abutting a Residential District
- ⁵ Except 35 feet abutting a Residential District
- ⁶ Except 50 feet abutting a Residential District
- ⁷ Except 30 feet abutting a Residential District
- ⁸ Except 50 feet abutting a Residential District
- ⁹ Except 30 feet for buildings through block or abutting a railroad siding
- ¹⁰ In the Health Care Services District, an additional rear and side yard setback distance will be required (as set forth in this table) for each story above the first story of the building.
- ¹¹ Parking garage structures shall not exceed thirty (30) feet in height.
- ¹² Applies to residential use; 10 feet for all other uses
- ¹³ Applies to residential use or when abutting a residential use; 20 feet for all other uses
- ¹⁴ For residential use: Not Applicable.