

ZONING

230 Attachment 1

Schedule of District Regulations
 [Amended 6-5-1984 by Ord. No. 259; 6-6-1989 by Ord. No. 315; 5-19-1993 by Ord. No. 345; 8-28-2001 by Ord. No. 401; 12-14-2010 by Ord. No. 474; 11-12-2024 by Ord. No. 548]

District	Building Type	Minimum Lot Size			Maximum Building Bulk					Minimum Yards				Minimum Lot Frontage
		Lot Area	Width	Depth	Square Feet/Family	Height Stories	Feet	Percent [k]	Length Depth	Front	Side One	Both	Rear	
OS&R – Open Space and Recreation	None permitted	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	25
R1 – Residential	One-family detached dwelling	7,500	65	100	7,500	2.5	35	25	NA	30	8	20	25	25
	Nonresidential building	7,500	65	100	NA	2.5	35	35	NA	30	[a]	[a]	25	25
	Planned development	NA	NA	NA	7,500	3	65	25	4xHeight	NA	NA	NA	NA	25
R2 – Residential	One-family detached dwelling	6,000	50	100	6,000	2.5	35	30	NA	20	5	15	25	25
	One-family semidetached dwelling	3,000	25	100	3,000	2.5	35	35	NA	20	7.5	NA	25	25
	Two-family detached dwelling	6,000	50	100	3,000	2.5	35	35	NA	20	5	15	25	25
	Nonresidential building	6,000	50	100	NA	2.5	35	40	NA	20	[a]	[a]	25	25
	Planned development	NA	NA	NA	4,000	3	65	30	4xHeight	NA	NA	NA	NA	25
R3 – Residential	One-family detached dwelling	6,000	50	100	6,000	2.5	35	35	NA	20	5	15	25	20
	One-family semidetached dwelling	3,000	25	100	3,000	2.5	35	40	NA	20	7.5	NA	25	20
	One-family attached dwelling	2,000	20	100	2,000	2.5	35	40	150 feet	20	NA	NA	25	20
	Two-family detached dwelling	6,000	50	100	3,000	2.5	35	40	NA	20	5	15	25	20
	Two-family semidetached dwelling	4,000	35	100	2,000	2.5	35	40	NA	20	10	NA	25	20
	Two-family attached dwelling	3,500	30	100	1,750	2.5	35	50	150 feet	20	NA	NA	25	20
	Multiple dwelling	8,000	70	100	1,700	3	65	50	4xHeight	[b]	[b]	[b]	[b]	20
	Nonresidential building	6,000	50	100	NA	3	45	50	NA	20	[a]	[a]	25	20
	Planned development	NA	NA	NA	4,000	3	65	30	4xHeight	NA	NA	NA	NA	20
HR – Historic Residence	Any permitted building type	[c]	[c]	[c]	1,700	2.5	35	[c]	[c]	[c]	[c]	[c]	25	25
	Planned development	[c]	[c]	[c]	4,000	2.5	35	[c]	[c]	[c]	[c]	[c]	[c]	25
HC – Historic Commerce	Any permitted building type	[c]	[c]	[c]	1,700	3	45	[c]	[c]	[c]	[c]	[c]	20	25
RC – Retail Commercial	Nonresidential building	NA	NA	NA	NA	2	28	75	NA	30	[d]	NA	20	25
SC – Service Commercial	Nonresidential building	NA	NA	NA	NA	2	28	85	NA	35	[d]	NA	20	25
GC-General Commercial	Any permitted building type	NA	NA	NA	NA	NA	[i]	85	NA	15	[d]	NA	[j]	25
I – Industrial	Nonresidential building	NA	NA	NA	NA	3	45	85	NA	35	[d]	NA	20	25
LIO – Light Industrial-Office	Nonresidential building	20,000	75	NA	NA	3	40	[f]	NA	[g]	15[e]	35[e]	35[e]	25
IOP – Industrial Office Park	Nonresidential building	NA	NA	NA	NA	[h]	[h]	85	NA	35	[d]	NA	20	25

NOTES:

- NA: Not Applicable.
- [a] Each side yard 10 feet or larger as required by the Board of Adjustment.
- [b] Yard as required for single-family detached or ½ building height, whichever is greater.
- [c] Subject to determination by Historic Area Commission.
- [d] None unless adjoining residence district along side lot line, in which case 20 feet.
- [e] A landscape screen a minimum of 10 feet in width shall be provided along rear and side lot lines contiguous to residentially zoned lots, not to extend into the required front yard.
- [f] Twenty percent for buildings; 40% for paved area.
- [g] Forty feet except that parking spaces shall be set back 25 feet.
- [h] Height restrictions shall be three stories and 45 feet exclusive of roof structure; provided, however, that office buildings may exceed such limitations up to six stories and 90 feet, exclusive of roof structure, provided that the minimum yards/rear and minimum yards/side/one requirements are increased by two feet for every foot of building height in excess of said 45 feet.
- [i] Height restrictions shall be 60 feet exclusive of roof structure; provided, however, that office buildings and commercial lodging may be up to 140 feet and buildings with a combination of residential and nonresidential uses may be up to 180 feet, provided that the structure is set back from an SO&R, AH, R or HR District property line a distance equal to the height of the structure.
- [j] None unless adjoining a residence or agricultural district along rear lot line, in which case 20 feet.
- [k] Percent (under Maximum Building Bulk) refers to the floor area of the footprint of the building divided by the area of the lot upon which the building is located.