

ZONING

114 Attachment 2

SUMMARY OF ZONING REQUIREMENTS
[Amended 5-14-2003 by Ord. No. 855]

Requirement	CLUSTER	AAA ESTATE	AA	A	B	C	D	B1	B2	IND
Minimum lot area (square feet per family)			25,000	12,500	8,000	5,000	4,500	1,600*	1,600*	**
AA Residential	10,000	70,700								
All other districts	8,000	35,000								
Maximum building area (% of lot area)	20	10	15	20	30	30	35	70*	70*	70
Front yard or setback (feet)	30	75	50	40	30	30	30	20	10	25
Side yards										
Single-family detached dwelling										
Minimum width of 1 yard (feet)	15	40	15	12	10	8	8	6	6	**
Minimum total width of both yards (feet)	30	80	50	35	25	20	20	12	12	**
Two-family semidetached dwelling										
Minimum width of 1 yard (feet)						8	8	6	6	**
Minimum total width of both yards (feet)						20	20	12	12	**
Single or two-family semidetached dwelling										
Minimum width of 1 yard (feet)						12	12	9	9	**
Multiple dwelling**										
Minimum width of each yard (feet)						20	12	6	6	**
Minimum total width of both yards (feet)						40	24	12	12	**
Buildings other than dwelling**										
Rear yard										
Minimum depth (feet)	25	50	25	25	25	25	25	15*	15*	25
Lots less than 100 feet deep (feet)			15	15	15	15	15	15*	15*	***

NOTES:

* Residential requirements only.

** On special exception only

*** Refer to zoning text