

**Table 1
Area and Setback Requirements
District**

Requirement	Residential (R-1)	Residential (R-2)	Central Business (C-1)	Commercial- Residential (C-R)	Industrial (I-1)
Lot area (square feet)	7,000	9,000	5,000	5,000	25,000
Minimum lot width (interior) (feet)	60	50	50	50	100
Minimum lot width (corner) (feet)	60	50	50	50	100
Front yard (required building setback)	45 feet from center line of street, or average setback of existing buildings in block, whichever is greater	30 feet from center line of street, or average setback of existing buildings in block, whichever is greater	30 feet from the center of the street, or average setback of existing buildings in block	70 feet from the center line of the street, or average setback of existing buildings in the block	50 feet from a property line or 70 feet from the center line of the street, whichever is greater
Rear yard (setback)	30 feet from rear lot line	30 feet from rear lot line	10 feet from rear lot line	30 feet from rear lot line	30 feet from rear lot line
Side yard (setback, interior lot)	10 feet per side	10 feet per side	----	10 feet per side	25 feet per side
Side yard (setback, corner lot)	10 feet from property line or back of sidewalk, whichever is greater	10 feet from property line or back of sidewalk, whichever is greater	30 feet from center line of street	30 feet from center line of street	15 feet on side adjacent to streets for existing lots. Side yard facing a public street shall be the same as for the front yard of new lots
Buffer zone	----	----	----	----	10 feet added to rear yard and 15 added to side yard where they adjoin a residential district
Minimum (accessory building)	5 feet from rear or side lot lines	5 feet from rear lot line; 3 feet from side lot line	----	----	----

Maximum building
height (feet)

45

45

35

35
