

LAND USE AND DEVELOPMENT

215 Attachment 6

City of Northfield

Schedule of Yard, Area and Building Requirements
[Amended 7-20-1993 by Ord. No. 22-1993; 4-24-2001 by Ord. No. 7-2001;
4-24-2012 by Ord. No. 3-2012; 10-9-2012 by Ord. No. 9-2012; 12-16-2014 by Ord. No. 7-2014]

Zone	Minimum Lot Requirements ¹		Minimum Required Yard Depth						Height ²		Minimum Gross Floor Area (square feet)		Maximum % of Lot Coverage By All Improvements	Maximum % of Building Coverage	Floor Area Ratio	Buffer (feet)
			Principal Building (feet)				Accessory Building (feet)				One Story	Two Stories				
	Lot Area (square feet)	Lot Width (feet)	Front	One Side	Both Sides	Rear	Side	Rear	Stories	Feet	One Story	Two Stories				
R-1	10,000	100	25	10	25	25	10	10	2 1/2	30	1,200	1,350	40%	25%		
R-1A ³	7,500	75	25	10	25	25	10	10	2 1/2	30	1,200	1,350	40%	25%		
R-2	7,500	70	25	10	25	25	10	5	2 1/2	30	1,100	1,250	45%	30%		
R-3	6,000	50	25	10	25	25	10	5	2 1/2	30	950	1,100	50%	35%		
R-4 ⁸	8,500	90	25	10	20	25	10	10	2	30			40%	25%		
SC	200,000	300	— ⁴	50	100	50	15	20	— ⁴	— ⁴	— ⁴	— ⁴	— ⁴	— ⁴	— ⁴	— ⁴
AH	200,000	200	— ⁴	— ⁴	— ⁴	— ⁴	25	50	3	35	— ⁴	— ⁴	— ⁴	— ⁴	— ⁴	— ⁴
C-C	100 acres	400	100	100 ⁴	200 ⁴	200 ⁴	100 ⁴	100 ⁴	2 1/2	35			5%	3%	— ⁴	— ⁶
N-B	10,000	90	25	10	25	25	10	25	2	25	1,500	1,500	75%	25%	0.25	— ⁶
C-B	20,000	125	50	15	30	30	15	30	2	25	2,500	2,500	80%	25%	0.25	15
R-C	80,000	200	65	15	30	35	15	35	3	35	5,000	5,000	85%	25%	0.25	15
C-MF	See § 215-158.1.															
O-PB	10,000	90 ⁵	25	15	30	25	10	25	2	25	1,500	1,500	80%	25% ⁵	0.25 ⁵	15

NORTHFIELD CODE

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			Principal Building (feet)				Accessory Building (feet)									
	Lot Area (square feet)	Lot Width (feet)	Front	One Side	Both Sides	Rear	Side	Rear	Stories	Feet	One Story	Two Stories				
O-P	15,000	100	45	15	30	25	15	25	2	25	1,500	1,500	80%	25%	0.25	15
PSU ⁷	40,000	100	25	10	25	25	10	10	2	30	1,200	1,350	40%	25%		
R-B	7,500	70	25	10	25	25	10	5	2 1/2	30	1,100	1,250	45%	30%	0.25	15

NOTES:

- ¹ The minimum lot depth in all zones shall equal 100 feet or lot width, whichever is greater, except that in no event shall any lot be required to have a depth of more than 200 feet.
- ² No accessory building shall be over 12 feet in height.
- ³ R-1A density and general standards are the same as R-1; however, 35% of the lots can be reduced to the minimum standards above. See § 215-152E.
- ⁴ See zone regulations in Article XI.
- ⁵ One hundred feet of lot width and frontage, 20% maximum building coverage and maximum 0.20 floor area ratio required for all wholesale and retail business use.
- ⁶ Ten feet in width plus five additional feet for each ten-foot interval or fraction thereof of the height of a building which exceeds 15 feet in height along the side or rear lot line, except where the side or rear lot line is a street line. A minimum landscaped area of three feet in depth shall be provided along all other perimeter lot lines except for such openings therein as may be permitted by the appropriate municipal agency.
- ⁷ Block 69, Lots 1.01 and 4 only.
- ⁸ See also § 215-153.