

ZONING

500 Attachment 1

Town of Barton

**Table 1
Residential Development Standards**

**Table 1A
R-1 Rural Countryside Single-Family Residential District
Development Standards
[Amended 8-12-2003 by Ord. No. 03-008; 3-3-2004 by Ord. No. 04-001;
6-20-2006 by Ord. No. 06-01]**

Type of Standard	Permitted Use Conventional Subdivision	Special Use Open Space Subdivision or Special Use Open Space Condominium (d)	
		Option 1	Option 2
Minimum Open Space Ratio and Maximum Density			
Open space ratio (OSR)	0	0.89	0.94
Gross density (GD)	0.09	0.09	0.09
Net density (ND)	0.09	0.93	1.69
Lot Dimensional Requirements			
Minimum lot area (square feet)	435,600 (10 acres)	40,000	20,000
Minimum lot width at setback line (feet)	300	100	100 110 corner
Minimum front yard (feet)	100 (c)	60 (c)	45 (c)
Minimum side yard (feet)	30 (c)	20 (c)	10 (c)
Minimum side yard on corner lot (feet)	75 (c)	45 (c)	35 (c)
Minimum rear yard (feet)	30 (c)	30 (c)	30 (c)
Minimum shore yard (feet)	75	75	75
Maximum lot coverage (maximum percent of lot area)	0.075	0.15	0.15
Minimum Total Living Area per Dwelling Unit (DU) (e) (f) (square feet)			
1-story DU ≤ 3 bedrooms	2,000	2,000	2,000
1-story DU > 3 bedrooms	200 (a)	200 (a)	200 (a)
1-story DU if basement is < 600 square feet	200 (b)	200 (b)	200 (b)
Multistory DU ≤ 3 bedrooms	2,400 total 1,200 1st floor	2,400 total 1,200 1st floor	2,400 total 1,200 1st floor
Multistory DU >3 bedrooms	160 (a)	160 (a)	160 (a)
Multistory DU if basement is < 600 square feet	200 (b)	200 (b)	200 (b)
Maximum Building Height			
Principal structure (stories/feet)	2.5/35	2.5/35	2.5/35
Accessory structure (stories/feet)	1.0/20	1.0/20	1.0/20

NOTES:

(a) Add to minimum required building floor area for each bedroom in excess of three.

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- (b) Add to minimum required floor area and first-floor area for each dwelling unit which has a basement less than 600 square feet.
- (c) See § 500-115 for increased setback requirements along arterial streets and highways.
- (d) Shall also meet the requirements of § 500-72 of this chapter.
- (e) Each dwelling unit requires the construction of a minimum of a two-car attached garage. The floor area of said required garage shall not be included in the calculation of the minimum required total living area per dwelling unit.
- (f) Lots which were developed with a residence as of July 10, 1995, shall not be subject to the minimum total living area per dwelling unit (DU) requirements of this table, except that no such existing residence constructed thereon prior to July 10, 1995, shall be reduced in total living area less than the building footprint at time of damage or destruction.

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Table 1B
R-2 Countryside Single-Family Residential District
Development Standards
[Amended 8-12-2003 by Ord. No. 03-008; 3-3-2004 by Ord. No. 04-001;
6-20-2006 by Ord. No. 06-01]

Type of Standard	Permitted Use Conventional Subdivision	Special Use Open Space Subdivision or Special Use Open Space Condominium (d)	
		Option 1	Option 2
Minimum Open Space Ratio and Maximum Density			
Open space ratio (OSR)	0	0.79	0.88
Gross density (GD)	0.18	0.18	0.18
Net density (ND)	0.18	0.93	1.69
Lot Dimensional Requirements			
Minimum lot area (square feet)	217,800 (5 acres)	40,000	20,000
Minimum lot width at setback line (feet)	300	100	100 110 corner
Minimum front yard (feet)	100 (c)	60 (c)	45 (c)
Minimum side yard (feet)	30 (c)	20 (c)	10 (c)
Minimum side yard on corner lot (feet)	75 (c)	45 (c)	35 (c)
Minimum rear yard (feet)	30 (c)	30 (c)	30 (c)
Minimum shore yard (feet)	75	75	75
Maximum lot coverage (maximum percent or lot area)	0.075	0.15	0.15
Minimum Total Living Area per Dwelling Unit (DU) (e) (f) (square feet)			
1-story DU ≤ 3 bedrooms	1,600	1,600	1,600
1-story DU > 3 bedrooms	200 (a)	200 (a)	200 (a)
1-story DU if basement is < 600 square feet	200 (b)	200 (b)	200 (b)
Multistory DU ≤ 3 bedrooms	1,920 total 960 1st floor	1,920 total 960 1st floor	1,920 total 960 1st floor
Multistory DU >3 bedrooms	120 (a)	120 (a)	120 (a)
Multistory DU if basement is < 600 square feet	200 (b)	200 (b)	200 (b)
Maximum Building Height			
Principal structure (stories/feet)	2.5/35	2.5/35	2.5/35
Accessory structure (stories/feet)	1.0/20	1.0/20	1.0/20

NOTES:

- (a) Add to minimum required building floor area for each bedroom in excess of three.
- (b) Add to minimum required floor area and first-floor area for each dwelling unit which has a basement less than 600 square feet.
- (c) See § 500-115 for increased setback requirements along arterial streets and highways.
- (d) Shall also meet the requirements of § 500-72 of this chapter.
- (e) Each dwelling unit requires the construction of a minimum of a two-car attached garage. The floor area of said required garage shall not be included in the calculation of the minimum required total living area per dwelling unit.

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- (f) Lots which were developed with a residence as of July 10, 1995, shall not be subject to the minimum total living area per dwelling unit (DU) requirements of this table, except that no such existing residence constructed thereon prior to July 10, 1995, shall be reduced in total living area less than the building footprint at time of damage or destruction.

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Table 1C
R-3 Estate Single-Family Residential District
Development Standards
[Amended 11-1-1995 by Ord. No. 95-2; 8-12-2003 by Ord. No. 03-008;
3-3-2004 by Ord. No. 04-001; 6-20-2006 by Ord. No. 06-01]

Type of Standard	Permitted Use Conventional Subdivision	Special Use Open Space Subdivision or Special Use Open Space Condominium (d)	
		Option 1	Option 2
Minimum Open Space Ratio and Maximum Density			
Open space ratio (OSR)	0	0.67	0.80
Gross density (GD)	0.29	0.29	0.29
Net density (ND)	0.29	0.93	1.69
Zoning District and Lot Dimensional Requirements			
Minimum district area (acres)	20	20	20
Minimum lot area (square feet)	130,680 (3 acres)	40,000	20,000
Minimum lot width at setback line (feet)	250	100	100 110 corner
Minimum front yard (feet)	60 (c)	60 (c)	45 (c)
Minimum side yard (feet)	20 (c)	20 (c)	10 (c)
Minimum side yard on corner lot (feet)	45 (c)	45 (c)	35 (c)
Minimum rear yard (feet)	30 (c)	30 (c)	30 (c)
Minimum shore yard (feet)	75	75	75
Maximum lot coverage (maximum percent of lot area)	0.12	0.15	0.20
Minimum Total Living Area per Dwelling Unit (DU) (e) (f) (square feet)			
1-story DU ≤ 3 bedrooms	1,445	1,445	1,445
1-story DU > 3 bedrooms	210 (a)	210 (a)	210 (a)
1-story DU if basement is < 600 square feet	210 (b)	210 (b)	210 (b)
Multistory DU ≤ 3 bedrooms	1,700 total 935 1st floor	1,700 total 935 1st floor	1,700 total 935 1st floor
Multistory DU > 3 bedrooms	125 (a)	125 (a)	125 (a)
Multistory DU if basement is < 600 square feet	210 (b)	210 (b)	210 (b)
Maximum Building Height			
Principal structure (stories/feet)	2.5/35	2.5/35	2.5/35
Accessory structure (stories/feet)	1.0/20	1.0/20	1.0/20

NOTES:

- (a) Add to minimum required building floor area for each bedroom in excess of three.
- (b) Add to minimum required floor area and first-floor area for each dwelling unit which has a basement less than 600 square feet.
- (c) See § 500-115 for increased setback requirements along arterial streets and highways.
- (d) Shall also meet the requirements of § 500-72 of this chapter.
- (e) Each dwelling unit requires the construction of a minimum of a two-car attached garage. The floor area of said required garage shall not be included in the calculation of the minimum required total living area per dwelling unit.
- (f) Lots which were developed with a residence as of July 10, 1995, shall not be subject to the minimum total living area per dwelling unit (DU) requirements of this table, except that no such existing residence

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constructed thereon prior to July 10, 1995, shall be reduced in total living area less than the building footprint at time of damage or destruction.

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Table 1D
R-4 Suburban Estate Single-Family Residential District
Development Standards
[Amended 3-3-2004 by Ord. No. 04-001; 6-20-2006 by Ord. No. 06-01]

Type of Standard	Permitted Use Conventional Subdivision	Special Use Open Space Subdivision or Special Use Open Space Condominium (d)		
		Option 1	Option 2	Option 3
Minimum Open Space Ratio and Maximum Density				
Open space ratio (OSR)	0	0.22	0.33	0.44
Gross density (GD)	0.93	0.93	0.93	0.93
Net density (ND)	0.93	1.20	1.40	1.69
Zoning District and Lot Dimensional Requirements				
Minimum district area (acres)	20	20	20	20
Minimum lot area (square feet)	40,000	30,000	25,000	20,000
Minimum lot width at setback line (feet)	100 115 corner	100 115 corner	100 115 corner	100 115 corner
Minimum front yard (feet)	60 (c)	60 (c)	50 (c)	45 (c)
Minimum side yard (feet)	20 (c)	20 (c)	15 (c)	10 (c)
Minimum side yard on corner lot (feet)	45 (c)	45 (c)	40 (c)	35 (c)
Minimum rear yard (feet)	30 (c)	30 (c)	30 (c)	30 (c)
Minimum shore yard (feet)	75	75	75	75
Maximum lot coverage (maximum percent of lot area)	0.1	0.2	0.15	0.15
Minimum Total Living Area per Dwelling Unit (DU) (e) (square feet)				
1-story DU ≤ 3 bedrooms	1,400	1,400	1,400	1,400
1-story DU > 3 bedrooms	200 (a)	200 (a)	200 (a)	200 (a)
1-story DU if basement is < 600 square feet	200 (b)	200 (b)	200 (b)	200 (b)
Multistory DU ≤ 3 bedrooms	1,600 total 800 1st floor	1,600 total 800 1st floor	1,600 total 800 1st floor	1,600 total 800 1st floor
Multistory DU > 3 bedrooms	150 (a)	150 (a)	150 (a)	150 (a)
Multistory DU if basement is < 600 square feet	250 (b)	250 (b)	250 (b)	250 (b)
Maximum Building Height				
Principal structure (stories/feet)	2.5/35	2.5/35	2.5/35	2.5/35
Accessory structure (stories/feet)	1.0/20	1.0/20	1.0/20	1.0/20

NOTES:

- (a) Add to minimum required building floor area for each bedroom in excess of three.
- (b) Add to minimum required floor area and first-floor area for each dwelling unit which has a basement less than 600 square feet.
- (c) See § 500-115 for increased setback requirements along arterial streets and highways.
- (d) Shall also meet the requirements of § 500-72 of this chapter.
- (e) Lots which were developed with a residence as of July 10, 1995, shall not be subject to the minimum total living area per dwelling unit (DU) requirements of this table, except that no such existing residence constructed thereon prior to July 10, 1995, shall be reduced in total living area less than the building footprint at time of damage or destruction.

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Table 1E
R-5 Suburban Single-Family Residential District
Development Standards
[Amended 3-3-2004 by Ord. No. 04-001; 6-20-2006 by Ord. No. 06-01]

Type of Standard	Permitted Use Open Space Subdivision or Permitted Use Open Space Condominium (d)	
	Option 1	Option 2
Minimum Open Space Ratio and Maximum Density		
Open space ratio (OSR)	0.22	0.44
Gross density (GD)	0.93	0.93
Net density (ND)	1.20	1.69
Lot Dimensional Requirements		
Minimum lot area (square feet)	30,000	20,000
Minimum lot width at setback line (feet)	100 115 corner	100 115 corner
Minimum front yard (feet)	60 (c)	45 (c)
Minimum side yard (feet)	20 (c)	10 (c)
Minimum side yard on corner lot (feet)	45 (c)	35 (c)
Minimum rear yard (feet)	30 (c)	30 (c)
Minimum shore yard (feet)	75	75
Maximum lot coverage (maximum percent of lot area)	0.20	0.15
Minimum Total Living Area per Dwelling Unit (DU) (e) (square feet)		
1-story DU ≤ 3 bedrooms	1,400	1,400
1-story DU > 3 bedrooms	200 (a)	200 (a)
1-story DU if basement is < 600 square feet	200 (b)	200 (b)
Multistory DU ≤ 3 bedrooms	1,600 total 800 1st floor	1,600 total 800 1st floor
Multistory DU > 3 bedrooms	150 (a)	150 (a)
Multistory DU if basement is < 600 square feet	250 (b)	250 (b)
Maximum Building Height		
Principal structure (stories/feet)	2.5/35	2.5/35
Accessory structure (stories/feet)	1.0/20	1.0/20

NOTES:

- (a) Add to minimum required building floor area for each bedroom in excess of three.
- (b) Add to minimum required floor area and first-floor area for each dwelling unit which has a basement less than 600 square feet.
- (c) See § 500-115 for increased setback requirements along arterial streets and highways.
- (d) Shall also meet the requirements of § 500-72 of this chapter.
- (e) Lots which were developed with a residence as of July 10, 1995, shall not be subject to the minimum total living area per dwelling unit (DU) requirements of this table, except that no such existing residence constructed thereon prior to July 10, 1995, shall be reduced in total living area less than the building footprint at time of damage or destruction.

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Table 1F
R-6 Transitional Urban to Suburban/Rural Residential District
Development Standards
[Amended 3-3-2004 by Ord. No. 04-001; 6-20-2006 by Ord. No. 06-01]

Type of Standard	Permitted Use Open Space Subdivision and Permitted Use Open Space Condominium (d)			
	RS-1 Option	RS-2 Option	RS-3 Option	RS-4 Option
Minimum Open Space Ratio and Maximum Density				
Open space ratio (OSR)	0.55	0.61	0.69	0.76
Gross density (GD)	0.93	0.93	0.93	0.93
Net density (ND)	2.12	2.48	3.13	4.17
Lot Dimensional Requirements				
Minimum lot area (square feet)	15,000	12,600	9,600	7,200
Minimum lot width at setback line (feet)	100 115 corner	90 105 corner	80 95 corner	60 75 corner
Minimum front yard (feet)	35 (c)	30 (c)	30 (c)	25 (c)
Minimum side yard (feet)	10 (c)	10 (c)	8 (c)	6 (c)
Minimum side yard on corner lot (feet)	20 (c)	20 (c)	18 (c)	16 (c)
Minimum rear yard (feet)	30 (c)	30 (c)	30 (c)	25 (c)
Minimum shore yard (feet)	75	75	75	75
Maximum lot coverage (maximum percent of lot area)	0.25	0.25	0.30	0.35
Minimum Total Living Area per Dwelling Unit (DU) (e) (square feet)				
1-story DU ≤ 3 bedrooms	1,400	1,200	1,000	1,000
1-story DU > 3 bedrooms	200 (a)	200 (a)	150 (a)	150 (a)
1-story DU if basement is < 600 square feet	200 (b)	200 (b)	150 (b)	150 (b)
Multistory DU ≤ 3 bedrooms	1,500 total 900 1st floor	1,500 total 800 1st floor	1,400 total 725 1st floor	1,400 total 725 1st floor
Multistory DU > 3 bedrooms	200 (a)	200 (a)	150 (a)	150 (a)
Multistory DU if basement is < 600 square feet	200 (b)	200 (b)	150 (b)	150 (b)
Maximum Building Height				
Principal structure (stories/feet)	2.5/35	2.5/35	2.5/35	2.5/35
Accessory structure (stories/feet)	1.0/20	1.0/20	1.0/20	1.0/20

NOTES:

- (a) Add to minimum required building floor area for each bedroom in excess of three.
- (b) Add to minimum required floor area and first-floor area for each dwelling unit which has a basement less than 600 square feet.
- (c) See § 500-115 for increased setback requirements along arterial streets and highways.
- (d) Shall also meet the requirements of § 500-72 of this chapter.
- (e) Lots which were developed with a residence as of July 10, 1995, shall not be subject to the minimum total living area per dwelling unit (DU) requirements of this table, except that no such existing residence constructed thereon prior to July 10, 1995, shall be reduced in total living area less than the building footprint at time of damage or destruction.

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Table 1G
R-7 Urban Single-Family Residential District
Development Standards
(Conventional Subdivisions with Public Sanitary Sewer Service Only)
[Amended 6-20-2006 by Ord. No. 06-01]

Type of Standard	Permitted Use Conventional Subdivision (d) (e)		
	RS-1 Option	RS-2 Option	RS-3 Option
Minimum Open Space Ratio and Maximum Density			
Open space ratio (OSR)	0.00	0.00	0.00
Gross density (GD)	2.12	2.48	3.13
Net density (ND)	2.12	2.48	3.13
Lot Dimensional Requirements			
Minimum lot area (square feet)	15,000	12,600	9,600
Minimum lot width at setback line (feet)	100 115 corner	90 105 corner	80 95 corner
Minimum front yard (feet)	35 (c)	30 (c)	30 (c)
Minimum side yard (feet)	10 (c)	10 (c)	8 (c)
Minimum side yard on corner lot (feet)	20 (c)	20 (c)	18 (c)
Minimum rear yard (feet)	30 (c)	30 (c)	30 (c)
Minimum shore yard (feet)	75	75	75
Maximum lot coverage (maximum percent of lot area)	0.25	0.25	0.30
Minimum Total Living Area per Dwelling Unit (DU) (f) (square feet)			
1-story DU ≤ 3 bedrooms	1,400	1,200	1,000
1-story DU > 3 bedrooms	200 (a)	200 (a)	150 (a)
1-story DU if basement is < 600 square feet	200 (b)	200 (b)	150 (b)
Multistory DU ≤ 3 bedrooms	1,500 total 900 1st floor	1,500 total 800 1st floor	1,400 total 725 1st floor
Multistory DU > 3 bedrooms	200 (a)	200 (a)	150 (a)
Multistory DU if basement is < 600 square feet	200 (b)	200 (b)	150 (b)
Maximum Building Height			
Principal structure (stories/feet)	2.5/35	2.5/35	2.5/35
Accessory structure (stories/feet)	1.0/20	1.0/20	1.0/20

NOTES:

- (a) Add to minimum required building floor area for each bedroom in excess of three.
- (b) Add to minimum required floor area and first-floor area for each dwelling unit which has a basement less than 600 square feet.
- (c) See § 500-115 for increased setback requirements along arterial streets and highways.
- (d) Permitted only when served by public sanitary sewer facilities.
- (e) Shall also meet the requirements of § 500-72 of this chapter.
- (f) Lots which were developed with a residence as of July 10, 1995, shall not be subject to the minimum total living area per dwelling unit (DU) requirements of this table, except that no such existing residence constructed thereon prior to July 10, 1995, shall be reduced in total living area less than the building footprint at time of damage or destruction.

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**Table 1H
R-7 Urban Single-Family Residential District
Development Standards
(Open Space Subdivisions and Open Space Condominiums with Public Sanitary Sewer
Service or On-Site Group Sewage Disposal Systems)
[Amended 3-3-2004 by Ord. No. 04-001; 6-20-2006 by Ord. No. 06-01]**

Type of Standard	Permitted Use Open Space Subdivision or Permitted Use Open Space Condominium (d) (e)		
	RS-1 Option	RS-2 Option	RS-3 Option
Minimum Open Space Ratio and Maximum Density			
Open space ratio (OSR)	0.55	0.61	0.69
Gross density (GD)	0.93	0.93	0.92
Net density (ND)	2.12	2.48	3.13
Lot Dimensional Requirements			
Minimum lot area (square feet)	15,000	12,600	9,600
Minimum lot width at setback line (feet)	100 115 corner	90 105 corner	80 95 corner
Minimum front yard (feet)	35 (c)	30 (c)	30 (c)
Minimum side yard (feet)	10 (c)	10 (c)	8 (c)
Minimum side yard on corner lot (feet)	20 (c)	20 (c)	18 (c)
Minimum rear yard (feet)	30 (c)	30 (c)	30 (c)
Minimum shore yard (feet)	75	75	75
Maximum lot coverage (maximum percent of lot area)	0.25	0.25	0.30
Minimum Total Living Area per Dwelling Unit (DU) (f) (square feet)			
1-story DU ≤ 3 bedrooms	1,400	1,200	1,000
1-story DU > 3 bedrooms	200 (a)	200 (a)	150 (a)
1-story DU if basement is < 600 square feet	200 (b)	200 (b)	150 (b)
Multistory DU ≤ 3 bedrooms	1,500 total 900 1st floor	1,500 total 800 1st floor	1,400 total 725 1st floor
Multistory DU > 3 bedrooms	200 (a)	200 (a)	150 (a)
Multistory DU if basement is < 600 square feet	200 (b)	200 (b)	150 (b)
Maximum Building Height			
Principal structure (stories/feet)	2.5/35	2.5/35	2.5/35
Accessory structure (stories/feet)	1.0/20	1.0/20	1.0/20

NOTES:

- (a) Add to minimum required building floor area for each bedroom in excess of three.
- (b) Add to minimum required floor area and first-floor area for each dwelling unit which has a basement less than 600 square feet.
- (c) See § 500-115 for increased setback requirements along arterial streets and highways.
- (d) Permitted when served by either public sanitary sewer facilities or by on-site group sewage disposal systems.
- (e) Shall also meet the requirements of § 500-72 of this chapter.
- (f) Lots which were developed with a residence as of July 10, 1995, shall not be subject to the minimum total living area per dwelling unit (DU) requirements of this table, except that no such existing residence constructed thereon prior to July 10, 1995, shall be reduced in total living area less than the building footprint at time of damage or destruction.

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Table II
R-8 Hamlet and Waterfront Residential Neighborhood Conservation District
Development Standards
[Amended 6-20-2006 by Ord. No. 06-01]

Type of Standard	Permitted Use Existing Subdivisions or Certified Survey Maps Only
Minimum Open Space Ratio and Maximum Density	
Open space ratio (OSR)	0.00
Gross density (GD)	4.75
Net density (ND)	4.75
Lot Dimensional Requirements	
Minimum lot area (square feet)	6,000
Minimum lot width at setback line (feet)	60 75 corner
Minimum front yard (feet)	25 (c)
Minimum side yard (feet)	5 (c)
Minimum side yard on corner lot (feet)	15 (c)
Minimum rear yard (feet)	25 (c)
Minimum shore yard (feet)	75
Maximum lot coverage (maximum percent of lot area)	0.50
Minimum Total Living Area per Dwelling Unit (DU) (d) (square feet)	
1-story DU ≤ 3 bedrooms	1,000
1-story DU > 3 bedrooms	150 (a)
1-story DU if basement is < 600 square feet	150 (b)
Multistory DU ≤ 3 bedrooms	1,400 total 725 1st floor
Multistory DU > 3 bedrooms	150 (a)
Multistory DU if basement is < 600 square feet	150 (b)
Maximum Building Height	
Principal structure (stories/feet)	2.0/35
Accessory structure (stories/feet)	1.0/20

NOTES:

- (a) Add to minimum required building floor area for each bedroom in excess of three.
- (b) Add to minimum required floor area and first-floor area for each dwelling unit which has a basement less than 600 square feet.
- (c) See § 500-115 for increased setback requirements along arterial streets and highways.
- (d) Lots which were developed with a residence as of July 10, 1995, shall not be subject to the minimum total living area per dwelling unit (DU) requirements of this table, except that no such existing residence constructed thereon prior to July 10, 1995, shall be reduced in total living area less than the building footprint at time of damage or destruction.

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Table 1J
R-9 Medium-Density Urban Residential District
Development Standards
[Amended 3-3-2004 by Ord. No. 04-001]

Type of Standard	Permitted Use Conventional Subdivision	Special Use Open Space Subdivision or Special Use Open Space Condominium (d)
		Option 1
Minimum Open Space Ratio and Maximum Density		
Open space ratio (OSR)	0.00	0.86
Gross density (GD)	7.60	0.93
Net density (ND)	7.60	7.60
Lot Dimensional Requirements		
Minimum lot area (square feet)	3,630	3,630
Minimum lot width at setback line (feet)	40	40
Minimum front yard (feet)	25	25
Minimum side yard (feet)	0 (c)	0 (c)
Minimum side yard on corner lot (feet)	25 (c)	25 (c)
Minimum rear yard (feet)	25 (c)	25 (c)
Minimum shore yard (feet)	75	75
Maximum lot coverage (maximum percent of lot area)	0.60	0.60
Minimum Total Living Area per Dwelling Unit (DU) (square feet)		
1-story DU ≤ 3 bedrooms	1,000	1,000
1-story DU > 3 bedrooms	150 (a)	150 (a)
1-story DU if basement is < 600 square feet	150 (b)	150 (b)
Multistory DU ≤ 3 bedrooms	1,400	1,400
Multistory DU > 3 bedrooms	150 (a)	150 (a)
Multistory DU if basement is < 600 square feet	150 (b)	150 (b)
Maximum Building Height		
Principal structure (stories/feet)	2.5/35	2.5/35
Accessory structure (stories/feet)	1.0/20	1.0/20

NOTES:

- (a) Add to minimum required building floor area for each bedroom in excess of three.
- (b) Add to minimum required floor area and first-floor area for each dwelling unit which has a basement less than 600 square feet.
- (c) See § 500-115 for increased setback requirements along arterial streets and highways.
- (d) Shall also meet the requirements of § 500-72 of this chapter.

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Table 1K
R-10 High-Density Urban Residential District
Development Standards
[Amended 2-10-1998 by Ord. No. 98-02¹]

Type of Standard	Special Use: Multiple-Family Attached Dwelling Units With 2 or More DUs per Structure	
	Option 1 (d)	Option 2 (e)
Minimum Open Space Ratio and Maximum Density		
Open space ratio (OSR)	0.00	0.88
Gross density (GD)	15.02	0.93
Net density (ND)	15.02	15.02
Lot Dimensional Requirements		
Minimum lot area (square feet)	2,900	2,900
Minimum lot width at setback line (feet)	40	40
Minimum front yard (feet)	25 (a) (c)	25 (a) (c)
Minimum side yard (feet)	0 (a) (b) (c)	0 (b) (c)
Minimum side yard on corner lot (feet)	25 (a) (c)	25 (a) (c)
Minimum rear yard (feet)	25 (a) (c)	25 (a) (c)
Minimum shore yard (feet)	75	75
Maximum Building Height		
Principal structure (stories/feet)	4.0/65	4.0/65
Accessory structure (stories/feet)	1.0/25	1.0/25

N/A = Not applicable.

NOTES:

- (a) Plus one additional foot for each two feet over 35 feet of building height.
- (b) Plus five additional feet for each additional story above two stories of building height.
- (c) See § 500-115 for increased setback requirements along arterial streets and highways.
- (d) Permitted as a special use only when served by public sanitary sewer facilities.
- (e) Permitted as a special use when served by either public sanitary sewer facilities or by on-site group sewage disposal systems. Those developments served by on-site sewage disposal systems must meet all requirements set forth under § 500-14 of this chapter.

¹ Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II).

ZONING

Table 1L
R-10 High-Density Urban Residential District
Minimum Dwelling Unit Size Standards for Multiple-Family Dwelling Structures
With Two or More Dwelling Units Per Structure

Type of Dwelling Structure and Number of Dwelling Units	Minimum Dwelling Unit Size for 1-Bedroom Dwelling Units (a) (square feet)	Minimum Area To Be Added to Minimum Dwelling Unit Size for Each Bedroom Over 1 Bedroom (a) (square feet)
3 to 4 dwelling units per structure	900	200
5 to 8 dwelling units per structure	850	200
9 to 12 dwelling units per structure	800	200
13 or more dwelling units per structure	750	200

NOTES:

- (a) Dens, libraries, studies, etc., or other rooms within a dwelling unit which can potentially be used as a bedroom shall be considered and counted as a bedroom.