

ZONING

325 Attachment 2

Village of Canton

Schedule B: Lot Dimensional Standards

Zoning District	Minimum Lot Area (SF = square feet)	Maximum Impervious Surface	Minimum Lot Width	Principal Use Required Yard Setbacks			Building Height (minimum/maximum)
				Front ¹ (minimum/maximum)	Side (minimum)	Rear (minimum)	
Open Space-Rec (OS-R)	None	20%	None	20 feet minimum	10 feet minimum one side/25 feet minimum total of both sides	30 feet	35 feet
Residential-Single Family (R-SF)	Residential: 12,000 SF Nonresidential: 1 acre	Residential: 30% Nonresidential: 20%	Residential: 75 feet Nonresidential: 125 feet	Residential: 15 feet minimum/35 feet maximum or the average of adjacent lots ² Nonresidential: 30 feet minimum	Residential: 10 feet minimum one side/25 feet total of both sides Nonresidential: 20 feet one side/50 feet total of both sides	Residential: 30 feet Nonresidential: 50 feet	2.5 stories and 35 feet maximum
Residential - Multi-Family (R-MF)	Residential: 8,000 SF for a single dwelling unit, plus 2,000 SF for each additional dwelling unit Nonresidential: 2,000 SF	35%	Residential: 60 feet Nonresidential: 100 feet	Residential: 15 feet minimum/30 feet maximum or the average of adjacent lots ² Nonresidential: 30 feet minimum	Residential: 10 feet minimum one side/25 feet total of both sides Nonresidential: 20 feet one side/50 feet total of both sides	Residential: 30 feet Nonresidential: 50 feet	2.5 stories and 35 feet maximum

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Education-Campus (E-C)	Residential: 8,000 SF for single-/two-family dwellings All other uses: 12,000 SF	35%	Residential: 60 feet Nonresidential: 100 feet	For lots abutting zoning districts R-SF, R-MF, NMU: 15 feet minimum/30 feet maximum or the average or the average of adjacent lots ²	10 feet minimum one side/25 feet minimum total of both sides for lots	50 feet	For lots abutting zoning districts R-SF, R-MF, NMU: 35 feet maximum; all interior education campus lots 50 feet maximum
Neighborhood Mixed Use (NMU)	Residential: 8,000 SF for a single dwelling unit, plus 2,000 SF for each additional dwelling unit Nonresidential: 20,000 SF	40%	75 feet	20 feet minimum/35 feet maximum or the average of adjacent lots ²	10 feet minimum one side/25 feet minimum total of both sides	30 feet	1.5 stories minimum/2.5 stories and 35 feet maximum
Main Street (MS)	None	100%	None	0 feet minimum/5 feet maximum	0 feet minimum/10 feet maximum total of both sides	5 feet	2 story minimum/3.5 stories or 40 feet maximum
Downtown Mixed Use (DMU)	None	70%	None	Or the average of adjacent lots ²	5 feet one side/15 feet total of both sides	30 feet	2 story minimum/3.5 stories or 40 feet maximum
General Mixed Use (GMU)	Residential: 8,000 SF for a single dwelling unit, plus 2,000 SF for each additional dwelling unit Nonresidential: 20,000 SF	35%	60 feet	0 feet minimum/15 feet maximum	20 feet minimum one side/50 feet total of both sides	30 feet residential use or mixed use; 50 feet nonresidential	2.5 stories and 35 feet maximum

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				Front ¹ (minimum/maximum)	Side (minimum)	Rear (minimum)	
Corridor Commercial (CC)	None	30%	100 feet	20 feet minimum 35 feet maximum or the average of adjacent lots ²	20 feet minimum one side/50 feet total of both sides	50 feet	2.5 stories and 35 feet maximum
Technology Business Light Industry (TBL)	None	30%	100 feet	30 feet minimum	100 feet adjacent to a R-SF, R-MF or NMU District; 25 feet minimum each side for all other districts	100 feet adjacent to an R-SF, R-MF or NMU District; 50 feet all other districts	3 stories and 40 feet maximum

NOTES:

¹ Front yard setback shall be measured from the front lot line (street line) as defined in this chapter.

² For unimproved infill lots, the front yard setback shall be the average of the adjacent lots if such setback would be less than the minimum setback required or greater than the maximum setback.