

## **ARTICLE VIII: AREA, YARD AND HEIGHT REQUIREMENTS**

*(AMENDED 5/02/04)*

*(AMENDED 9/12/05)*

This Article is established to show the minimum size, width, and maximum height requirements for the land uses within each designated Zoning District. Lot size shall be based on factors including the size of the building required for that use, required parking, and ground water flow. The Mayor and Council is authorized to increase minimum lot sizes and otherwise vary Zoning District development standards to accommodate the need to use septic tanks and/or wells and Health Department regulations in this regard. The unavailability of public sewer and/or water shall preclude the ability to develop projects which cannot utilize septic tanks.

Zoning District	Minimum Lot Size			Minimum Yard Requirements			Maximum Height of Building	
	Lot Area (sq. ft.)	Lot Size per Dwelling Unit	Lot Width (ft.)	Front setback from centerline of road		Minimum Side Yard (ft.)		Minimum Rear Yard (ft.)
				Arterial and Collector	All other streets			
<b>A</b> pub. water & sewer pub. water & septic	43,560 65,340	43,560 65,340	150 150	100 100	75 75	20 20	40 40	35 35
<b>R-1</b>	43,560	43,560	100	85	55	20	40	35
<b>R-2</b>	21,780	21,780	85	70	55	15	20	35
<b>R-3</b> Single Unit	14,520	14,520	75	70	40	10 plus 5 for each story	10	35
<b>R-4</b> Multi-Family	43,560	4 units / acre	100	70	40	10 plus 5 for each story	10	35

Zoning District	Minimum Lot Size			Minimum Yard Requirements				Maximum Height of Building
	Lot Area ((sq. ft.))	Lot Size per Dwelling Unit	Lot Width (ft.)	Front setback from centerline of road		Minimum Side Yard (ft.)	Minimum Rear Yard (ft.)	
				Arterial and Collector	All other Streets			
<b>C-1</b>	10,000	5,000	---	50	35	12 ft. is required unless otherwise exempt, 50 ft. is required if zone abuts a residential district	12 ft. is required unless otherwise exempt. 50 ft. is required if zone abuts a residential district	50
<b>C-2</b>	---	---	---	30	15			50
<b>C-3</b>	---	---	---	30	15			50
<b>M-1</b>	43,560	43,560	150	50	35	20 ft. or 100 ft. of undisturbed buffer if abutting a residential district.	20 ft. or 100 ft. undisturbed buffer zone if abutting a residential district.	35
<b>O-R</b>	14,520	14,520	75	25	25	10 ft. single story, 15 ft. two story	10	25

- Front building line shall conform to the average building line in a developed block, but in any event no less than the indicated distance.
- \*\* On corner lots in a Business District which abut a Residential District, there shall be required side yard on the side street equal in depth to the required front yard of the Residential district. Setbacks in the downtown area that are bounded by Bell Avenue, Broad Street, White Street, and Highway 53 may be waived to conform to the character of the downtown.

