

**8.11 REQUIREMENTS FOR LOT AREA, LOT WIDTH, COVERAGE, DENSITY AND OTHER FACTORS:**

The following shall apply in each residential district as listed:

ZONING DISTRICT	DWELLING TYPE	MINIMUM LOT AREA	MINIMUM LOT WIDTH & BUILDING LINE	MAXIMUM LOT COVERAGE*	MAXIMUM DENSITY**
<b>R-1, LOW DENSITY RESIDENTIAL</b>					
	Single Family	15,000 sq. ft.	100 ft.	25%	3.0 units/ac.
<b>R-2, MEDIUM DENSITY RESIDENTIAL</b>					
	Single Family	9,000 sq. ft.	70 ft.	25%	4.0 units/ac.
<b>R-3, HIGHER DENSITY RESIDENTIAL</b>					
	Single Family	7,200 sq. ft.	50 ft.	30%	5.0 units/ac.
	Two Family	10,000 sq. ft.	65 ft.	35%	7.0 units/ac.
<b>R-4, HIGH DENSITY MULTI-FAMILY</b>					
	Single Family	7,200 sq. ft.	50 ft.	30%	5.0 units/ac.
	Two Family	10,000 sq. ft.	65 ft.	35%	7.0 units/ac.
	Multiple Family	7,500 sq. ft.***	65 ft.	35%	14.0 units/ac.
* Does not apply to lots of record smaller than required in the district in which they are located.					
** Dwelling units per gross acre to be developed.					
*** For one (1) unit plus 2,500 sq. ft. for each additional unit.					

**8.12 MINIMUM SETBACKS**

The following front, rear and side yard setbacks shall apply in districts as listed, except in Planned Unit Development and Innovative Design Residential Developments:

Zoning District	Front Yard		Rear Yard	Side Yard	Corner Lot Side Yard	
	Arterial & Collector Streets	Local Streets & Service Roads			Arterial & Collector Streets	Local Streets & Service Roads
R-1, Low Density Single Family Residential	30	30	30	15	30	25
R-2, Medium Density Single Family Residential	30	25	30	10	30	20
R-3, Higher Density Single Family Residential	30	25	30	a	30	20
R-4, High Density Multi-Family Residential	30	25	30	a	30	30
R-5, Manufactured Home Residential	**See Article 9, Section 9.01**					
B-1, Local Business	30	20	b	b	20	10
B-2, General Business	30	20	b	b	30	25
DHB, Downtown Historic Business Overlay Zone	d	d	d	d	d	d
M-1, Light Industrial	50	30	c	c	50	30
M-2, General Industrial	50	30	c	c	50	30
<p><b>a</b> Ten (10) feet plus two (2) additional feet for each floor above two (2) stories, but not exceeding twenty (20) feet; and when dwelling unit faces side yard, the dwelling unit must not be less than twenty-five (25) feet from the side lot line.</p> <p><b>b</b> None, except it will be five (5) feet if abutting an alley, and when abutting a residential district, it shall be not less than twenty (20) feet.</p> <p><b>c</b> None, except it will be five (5) feet if abutting an alley; and when abutting a residential district, it shall be not less than fifty (50) feet.</p> <p><b>d</b> The building setback lines in the DHB District Overlay Zone shall be similar and consistent with what is existing on the same street within the same block of the proposed building.</p>						