

9.10 Standards

STANDARDS	R-1	R-2	R-3	B-1	B-2	M-1
Minimum Lot Area Single Family Two Family Multi-Family	15,000	10,000	7,500 10,000 5,500 (1 unit + 2,500 sq. ft. for each additional unit.			
Maximum Lot Area				25,000		
Minimum Lot Width at Building Line*	100	75	65			
Maximum Lot Coverage	25%	25%	35%			
Maximum Building Height*	35	35	50	50	50	50
Front Yard	30	30	30	20	20	30
Side Yard (See Note "A")	15	10	10	See Note "B"	See Note "B"	See Note "B"
Rear Yard	30	30	30	0	0	0
Buffer Zone	N/A	N/A	N/A	20	20	30
Signs	6 sq. ft.	6 sq. ft.	6 sq. ft.	35 sq. ft. per premises	75 sq. ft. per premises	75 sq. ft. per premises.
Off Street Parking (See Note "c")	1	1	1 / unit			

Note A: Corner lots shall have sufficient extra width to permit establishment of a building line at least twenty-five (25) feet from the side street property line. The distance from the side street property line shall be measured from the street right-of-way paralleling the long dimension of the lot.

Note B: Side yard not specified except when adjoining a residential district. In such case there shall be a side yard not less than eight 20 feet.

Note C: It is the intent of the ordinance that lots of sufficient size be used for any business or service to provide adequate parking and loading space in addition to the space required for the other normal operations of the business or service. Off-street parking is required as follows: 200 sq. ft. of parking space per each: 100 sq. ft. Of floor space of one (1) story building; or per each 60 ft. f two (2) story buildings. Off-street parking requirements for public and semi-public structures are as follows: Schools, two car spaces for each school room; Group Assisted Living Facility, one car space per each three beds; Churches, and Auditoriums, one car space per each three (3) seats. Other public and semi-public use as determined in each individual case by the Board of Adjustment. Hospital: one car space per each three beds. Theaters: one car space per each three (3) seats. Off-street loading and unloading shall occur in required rear of side yard