

Appendix A: Chart of Dimensional Requirements

AREA, YARD AND HEIGHT REQUIREMENTS

<i>District</i>	<i>Minimum Lot Size Area in Sq. Ft.</i>	<i>Lot Width in Feet</i>	<i>Front Yard Setback in Feet</i>	<i>Side Yard in Feet</i>	<i>Rear Yard in Feet</i>	<i>Maximum Height in Feet (m), (n)</i>	<i>Minimum and Maximum Unit Area in Sq. Ft.</i>	<i>Easement Requirement</i>
R-10	15,000		35	10 (e), (j)	10 (k)	40 (a)		5 rear feet
R-10M	87,120 (2 acres) 7,920 per multi-family unit – 15,000 per single-family dwelling unit		40	30 (e), (c), (j), (o)	30 (c), (k)	40 (h)	not more than 50%; 900.	
R-13	13,500		35	10 (e), (j)	30 (k)	35		10 feet rear
R-20	20,000		35	10 (e), (j)	10 (k)	40		10 feet rear
R-30	20,000		40	10 (f), (j)	40 (k)	40		10 feet rear
B-10	20,000		35	10 (c), (g)	25 (c)	40	max. (l)	20 feet rear
B-20	20,000		40	10 (c), (g)	25 (c)	55	max. (l)	20 feet rear
B-30	40,000	100	40	10 (c), (g)	25 (c)	40	max. (l)	20 feet rear

- (a) Maximum height on 50-foot wide lot, 40 feet.
- (b) Reserved for future use.
- (c) Must meet minimum buffer strip requirements in § 12.9.
- (d) Heated living area.
- (e) A side yard of five (5) feet required for a garage or other permitted accessory building located ten (10) feet or more from the front line of the principal building.
- (f) A side yard of ten (10) feet required for a garage or other permitted accessory building located 20 feet or more from the front line of the principal building.
- (g) Zero lot lines.
- (h) No dwelling unit shall be located above another dwelling unit.
- (i) In order to bring this into compliance with the AEC standards, all lots shall comply with state guidelines for areas of environmental concern.
- (j) Lots, corner. An additional 10-foot setback is required on the side street line.
- (k) All accessory structures shall adhere to minimum rear yard setback of 10 feet from the rear property line.

(l) No building with more than 75,000 square feet of ground floor space shall be permitted.

(m) Height, max. The height of any structure, not requiring flood plain elevation, shall be measured vertically from the highest finished grade along the perimeter of the house to the peak of the roof.

(n) Height, max. The height of any structure requiring flood plain elevation, shall be measured vertically from the top of the required freeboard elevation to the peak of the roof.

(o) When a single-family dwelling is being constructed in an R-10M district, the required side setback for that lot shall be reduced to ten (10) feet.

(1997 Code, Ch. 44, App. A) (Am. Ord. passed 11-18-2002; Am. Ord. passed 5-10-2004; Am. Ord. 2006-2, passed 3-20-2006; Am. Ord. 2006-10, passed 6-19-2006; Am. Ord. 2009-11, passed 4-20-2009; Am. Ord. 2009-12, passed 5-11-2009; Am. Ord. 2009-13, passed 6-15-2009) (Ord. 2017-06-03; Passed 6-12-17); (Ord. 2017-06-04; passed 6-12-2017); Am. Ord. passed 10-10-2022; Am. Ord. passed 04-08-2024.