

R-44 RESIDENTIAL REQUIREMENTS

AREA, YARD & HEIGHT REQUIREMENTS

Minimum Lot Area:	43,560 square feet of buildable land	<ul style="list-style-type: none">• for any lot created and recorded after January 1, 2002• for any lot created by subdivision and recorded after October 1, 1983
	30,000 square feet	<ul style="list-style-type: none">• for lot in existence as of October 1, 1983
Minimum Buildable Area:	15,000 square feet	
Minimum Lot Width:	150 feet	
Minimum Front Yard:	35 feet	
Minimum Side Yard:	25 feet	
Minimum Rear Yard:	60 feet	
Minimum Living Area:	1,050 square feet	
Maximum Lot Coverage:	20 percent	
Maximum Building Height:	35 feet or 2 ½ stories	

R-15 RESIDENTIAL ZONE

AREA, YARD & HEIGHT REQUIREMENTS

Minimum Lot Area:	43,560 square feet	<ul style="list-style-type: none">• for any lot created and recorded after January 1, 2002• for any lot created by subdivision and recorded after October 1, 1983
	15,000 square feet	<ul style="list-style-type: none">• for lot in existence as of October 1, 1983
Minimum Lot Width:	100 feet	
Minimum Front Yard:	35 feet	
Minimum Side Yard:	15 feet	
Minimum Rear Yard:	45 feet	
Minimum Living Area:	900 square feet for a single family dwelling	
Maximum Lot Coverage:	25 percent	
Maximum Building Height:	30 feet or 2 ½ stories	

NEIGHBORHOOD BUSINESS ZONE (NB)

AREA, YARD & HEIGHT REQUIREMENTS

Minimum Lot Area:	43,560 square feet
Minimum Lot Width:	150 feet
Minimum Front Yard:	40 feet
Minimum Side Yard:	25 feet, 50 feet where abutting a Residential District
Minimum Rear Yard:	25 feet, 50 feet where abutting a Residential District
Minimum Floor Area:	1,000 square feet
Maximum Floor Area:	2,500 square feet for business use
Maximum Lot Coverage:	10 percent
Maximum Building Height:	30 feet or 2 ½ stories

CENTRAL BUSINESS ZONE (CB)

AREA, YARD & HEIGHT REQUIREMENTS

Minimum Lot Area:	Size needed to sustain sanitary facilities
Minimum Lot Width:	None
Minimum Front Yard:	Building front, excluding unenclosed entry canopies and structures, must be no more than 30 feet from street edge exclusive of on-street parking, or no more than 5 feet from street right-of-way if right-of-way extends beyond 30 feet from the street.
Minimum Side Yard:	None, 50 feet where abutting a Residential District
Minimum Rear Yard:	None, 50 feet where abutting a Residential District
Minimum Floor Area:	500 square feet
Maximum Lot Coverage:	None
Maximum Building Height:	35 feet or 3 stories

INDUSTRIAL ZONE (I)

AREA, YARD & HEIGHT REQUIREMENTS

Minimum Lot Area:	43,560 square feet
Minimum Lot Width:	200 feet
Minimum Front Yard:	40 feet, 75 feet where lot abuts a State Highway
Minimum Side Yard:	20 feet
Minimum Rear Yard:	30 feet
Maximum Lot Coverage:	25 percent
Maximum Building Height:	35 feet or 2 stories