



## **TWO FAMILY DWELLING REQUIREMENTS**

Min. Lot Area	-	8,000 sq. ft., per dwelling unit, 2,500 sq. ft.
Min. Lot Frontage	-	50 ft. at the established building line
Min. Front Yard	-	20 ft.
Min. Side Yard	-	5 ft., total both sides 15 ft.
Min. Rear Yard	-	20 ft.
Min. Ground Floor Area, One Story Dwelling	-	800 sq. ft. per dwelling unit
Min. Total Floor Area, Dwelling Over One Story	-	sq. ft.
Max. Building Height	-	2 stories
Max. Lot Coverage	-	35%
Min. Off-Street Parking	-	1 space per dwelling unit

## MULTIPLE FAMILY DWELLINGS

Min. Lot Area	-	8,000 sq. ft., per dwelling unit, 2,500 sq. ft.
Min. Lot Frontage	-	50 ft. at the established building line
Min. Front Yard	-	20 ft.
Min. Side Yard	-	5 ft., total both sides 15 ft.
Min. Rear Yard	-	20 ft. for interior lots, and 15 ft. for corner lots
Min. Floor Area Per Dwelling Unit	-	800 sq. ft.
Max. Building Height	-	3 stories – 35 ft.
Max. Lot Coverage	-	35% of lot area
Min. Off-Street Parking	-	1 space per dwelling unit

Interior Courts Completely Surrounded by Buildings – Not Permitted

Outer Courts Permitted Provided Depth is not Greater than the Width

## **BUSINESS DISTRICTS REQUIREMENTS**

- |                               |   |   |
|-------------------------------|---|---|
| Min. Lot Frontage             | - | ft. at the established building line  |
| Min. Front Yard               | - | See Section 40-8-14(D) of Zoning Code   |
| Min. Side Yard                | - | Where a business lot abuts upon an “R” District, or upon an alley separating business from an “R” District, provide a side yard equal to one-half the front yard required in the abutting “R” District (Max. ft.). In all other cases no side yard is required. |
| Min. Rear Yard                | - | 20 ft.  |
| Max. Height for all Buildings | - | 3 stories, 35 ft.   |
| Min. Off-Street Parking       | - | For retail stores under one roof having a total floor area of 2,000 sq. ft., one parking space for each 300 sq. ft. of floor area. Over and above 2,000 sq. ft. For parking requirements of other retail establishments, See Zoning Code.                       |

## MANUFACTURING DISTRICTS

- |                    |   |  |
|--------------------|---|--|
| Height             | - | 4 stories and not to exceed 60' in height  |
| Side Yard          | - | Not less than 15 ft. on both sides of the building and not less than 25 ft. where adjacent to an "R" District. |
| Rear Yard          | - | Not less than 30 ft.—required only where lot abuts upon an "R" District.                                       |
| Off-Street Parking | - | Provide 1 space for each 4 employees   |