

Low to Moderate Density Residential District Requirements			Zoning Districts		
			R1	R2	R3
		Unit of Measure	Single Family	Single Family	Single Family
Lot Dimensions	Minimum Lot Area	Sq. Ft. Per Dwelling Unit (Sq. Meters)	12,000 (1116.00)	8,400 (781.20)	7,500 (697.50)
	Minimum Lot Width At Building Line	Feet (Meters)	90 (27.45)	75 (22.88)	50 (15.25)
Density	Maximum Site Density	Units Per Building	1	1	1
Setbacks	Minimum Front Yard	Feet (Meters)	35 (10.68)	25 (7.63)	25* (7.63)
	Minimum Residential Side Yard	Feet (Meters)	9 (2.75)	7 (2.14)	5 (1.53)
	Minimum Non-residential Side Yard+	Feet (Meters)	15 (4.58)	15 (4.58)	15 (4.58)
	Minimum Rear Yard (whichever is lower)	Feet (Meters)	35 (10.68)	30 (9.15)	30 (9.15)
	Spacing Between Buildings		See Following Paragraph		
			or 25% Lot Depth		
Bulk	Minimum Height of Principal Use (whichever is lower)	Feet (Meters)	35 (10.68)	35 (10.68)	35 (10.68)
	Maximum Height of Accessory Use	See Following Paragraph			
	Min. Res. Floor Area	Feet (Meters)	1,800##	1,600##	1,600##
Review	Site Plan & Timetable Review Required		No	No	No

Footnotes:

- # This district is a conservation district for the preservation of existing platted lots. No additional R3 districts are to be created, nor are any zones so designated to be expanded.
- * If a corner lot, duly recorded prior to March 2, 1970, has sufficient width to provide a front yard opposite a side yard in conformance with the table's requirements and still maintain a buildable width of 27 feet (8.24 meters), then that front yard may be reduced to a distance necessary to maintain such a buildable width, provided such yard is not less than 5 feet (1.53 meters) in width.
- + For lots improved with a non-residential principal building.
- ## Where a builder can demonstrate that a proposed home smaller than the required minimum residential floor area favorably compares to adjacent developed properties and will enhance the quality of the surrounding area, smaller floor area construction on lots in a subdivision that have been recorded prior to May 15, 1987, may be permitted in the same manner as is provided in this Ordinance for petitions for a variance except that the petition shall be heard by the Plan Commission.

Low to Moderate Density Residential District Requirements			Zoning Districts					
			R4	R5	R5	R6	R6	R7
		Unit of Measure	Single	Single	Multiple	Single	Multiple	Single
			Attached	Family	Family	Family	Family	Family
Lot Dimensions	Minimum Lot Area	Sq. Ft. (Sq. M) per dwelling unit		8400+ (781.20)	8,400 (506.39)	8,400 (781.20)		1/2 Acre
	Minimum Lot Width At Building Line	Feet (Meters)	20 (6.10)	75 (22.88)	75 (22.88)	75 (22.88)	75 (22.88)	90 (27.45)
Density	Maximum Site Density	Units per Acre (hectare)	8 (19.74)	5.18 (12.79)	8 (19.74)	5.18 (12.79)	8# (19.74)	2
	Maximum Building Density	Units per Building	6	1	2	1	NA	1
Setbacks	Minimum Front Yard	Feet (Meters)	25 (7.63)	25 (7.63)	25 (7.63)	25 (7.63)	25 (7.63)	35 (10.68)
	Minimum Residential Side Yard	Feet (Meters)	15 (4.58)	7 (2.14) or 15% length perpendicular to yard, whichever is greater.	7 (2.14)	7 (2.14)	10% lot width at building line	15 (4.58)
	Minimum Non-Residential Side Yard**	Feet (Meters)	15 (4.58)	15 (4.58)	15 (4.58)	15 (4.58)	15 (4.58)	20 (6.10)
	Minimum Rear Yard (whichever is lesser)	Feet (Meters)	30 (9.15)	30 (9.15)	30 (9.15)	30 (9.15)	30 (9.15)	45 or 25% depth
	Spacing Between Buildings	See following paragraph						
	Maximum Height of Principal Use (whichever is lower)	Feet (Meters)	35 (10.68) or 2 1/2 stories	35 (10.68) or 2 1/2 stories	35 (10.68) or 2 1/2 stories	35 (10.68) or 2 1/2 stories	35 (10.68) or 3 stories	35 (10.68) or 3 stories
Bulk	Maximum Height of Accessory Use	See following paragraph						
	Minimum Residential Floor Area++	Sq. Feet	1,600##	1,600##		1,600##		2,000##
	1 Bedroom	Sq. Feet (Sq. Meters)	N.A.	N.A.	750 (69.75)	N.A.	750 (69.75)	N.A.
	2 Bedrooms		N.A.	N.A.	900 (83.70)	N.A.	900 (83.70)	N.A.
	3 Bedrooms		N.A.	N.A.	1,150 (106.95)	N.A.	1,150 (106.95)	N.A.
	4 Bedrooms		N.A.	N.A.	1,400 (130.20)	N.A.	1,400 (130.20)	N.A.
5 Bedrooms		N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	
Review	Site Plan & Timetable Required		Yes	No	No	Yes	Yes	No

Footnotes:

- + Any lot shown on a plat recorded on March 2, 1970 and having an area of not less than 6,000 square feet (550.00 square meters) and a 50' lot width at building line may be used for a single or two family dwelling.
- # This limitation shall not be applicable to any lots that have been recorded with the Recorder of Deeds prior to November 20, 1970.
- ** For lots improved with a non-residential principal building.
- ++ For this purpose a hideaway or storable bed shall constitute an additional bedroom.
- ## Where a builder can demonstrate that a proposed home smaller than the required minimum residential floor area favorably compares to adjacent developed properties and will enhance the quality of the surrounding area, smaller floor area construction on lots in a subdivision that have been recorded prior to May 15, 1987, may be permitted upon petition in the same manner as is provided in this ordinance for petitions for a variance except that the petition shall be heard by the Plan Commission and not the Zoning Board of Appeals.

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