

(Ord. 209 Art. II §2, 1981; Ord. 263 §1, 1985; Ord. 382 §1, 1994; Ord. 435 §1, 1996; Ord. 569 §1, 2003; Ord. 570 §1, 2003; Ord. 621 §1, 2006; Ord. 634 §3, 2007; Ord. 645 §5, 2008; Ord. 650 §2, 2008)

**Sec. 16-33. Yard and bulk requirements.**

<i>Yard and Bulk Items</i>	<i>Zoning Districts and Requirements</i>									
	<i>F</i>	<i>MR</i>	<i>LDR</i>	<i>MDR</i>	<i>HDR</i>	<i>NC</i>	<i>CBD</i>	<i>GC</i>	<i>I</i>	<i>P</i>
Minimum lot area per lot and per dwelling unit (sq. ft.)	5 acres <sup>3</sup>	1 acre	16,000	8,000	4,000	4,000 <sup>4</sup>	0	8,000	8,000	0
Minimum lot width (ft.)	330	150	100	70	40	40	0	40	40	0
Maximum lot coverage (% of lot area)	10	15	20	30	40	40		40	40	100
Minimum setback from a street for all uses (ft.) <sup>1</sup>	50	30	30	25	20	25	0	25	25	0
Minimum front yard setback for all uses (ft.) <sup>1</sup>	50	30	30	25	20	25	0	25	25	0
Minimum side yard setback from an interior lot line										
Principal uses (ft.)	30	20	15	10	5	5	5	10	10	0
Accessory uses (ft.)	10	10	10	5	5	5	0 or 10	5	5	0
Minimum rear yard setback										
Principal uses (ft.)	50	40	40	25	15	15	15	15	15	0
Accessory uses (ft.)	10	10	10	5	5	5	10	5	5	0
<i>Structure Criteria</i>										
Maximum building height <sup>2</sup>										
Principal uses (ft.)	35	35	35	35	35	35	35	35	35	35
Accessory uses (ft.)	25	25	25	20	20	20	20	20	20	25

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<sup>1</sup> Or, in the case of a principal structure only, an established set back line.

<sup>2</sup> Measured to the uppermost point of the roof. See Section 16-6(9).

<sup>3</sup> One acre equals 43,560 square feet.

<sup>4</sup> Minimum lot area per dwelling unit may be reduced to 2,000 sq. ft. upon approval of the Board of Trustees in the Neighborhood Commercial District through the Planned Unit Development provisions of this Chapter. See Article IV.

(Ord. 209 Art. II §3, 1981; Ord. 246 §§2, 3, 1983; Ord. 327, 1991; Ord. 645 §6, 2008; Ord. 650 §3A, 2008)

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**Secs. 16-34—16-50. Reserved.**