

**APPENDIX C**  
**AREA REGULATIONS**

*Except as hereinafter provided, no building or structure or part thereof shall be erected, altered or converted for any use permitted in the district in which it is located unless it is in conformity with all minimum regulations herein specified for lot area, lot width, lot depth, lot coverage and front, side and rear yards:*

**LOT AREA**

The minimum residential lot area for the various districts shall be in accordance with the following schedule, except that a lot having less area than herein required which was an official “lot of record “ prior to the adoption of this chapter may be used for a single-family dwelling and no lot existing at the time of passage of this chapter shall be reduced in area below the minimum requirements set forth herein:

IN THE FOLLOWING ZONING DISTRICTS, THE MINIMUM LOT AREA FOR RESIDENTIAL USE SHALL BE IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:

A. **SCHEDULE MINIMUM LOT AREA - RESIDENTIAL DISTRICTS  
(IN SQUARE FEET)**

**DISTRICTS**

	A	SF-1	SF-2	SF-3	2-F	GR	MF
<b>TYPE USE</b>	AGRICULTURAL	SINGLE - FAMILY DWELLING	SINGLE - FAMILY DWELLING	SINGLE - FAMILY DWELLING	TWO - FAMILY DWELLING	GENERAL RESIDENTIAL	MULTIPLE FAMILY DWELLING
SINGLE - FAMILY DWELLING DETACHED	1 ACRE	13,000	7,000	5,000	6,000	5,000	6,000
SINGLE - FAMILY DWELLING ATTACHED						2,000	2,000
TWO FAMILY DWELLING					6,000	6,000	6,000
MULTIPLE FAMILY DWELLING ONE TO THREE STORIES						7,500 NO TFORU NIT	MINIMUM AND LESS THAN 1,200 EACH DWELLING
MULTIPLE FAMILY DWELLING OVER THREE STORIES							THROUGH APPROVAL OF A PLANNED DEVELOPMENT ONLY

MINIMUM AREA (IN SQUARE FEET)

B. SCHEDULE MINIMUM LOT AREAS - NON - RESIDENTIAL DISTRICTS (IN SQUARE FEET)

DISTRICTS

	O	NS	R	LC	HC	CA	LI	HI
TYPE USE	OFFICE	NEIGHBORHOOD SERVICE	RETAIL	LIGHT COMMERCIAL	HEAVY COMMERCIAL	CENTRAL AREA	LIGHT INDUSTRIAL	HEAVY INDUSTRIAL
SINGLE - FAMILY DWELLING DETACHED	6,000	6,000	5,000	5,000	5,000	5,000	5,000	RESIDENTIAL USE IS NOT PERMITTED
SINGLE - FAMILY DWELLING ATTACHED	2,000	2,000	2,000	2,000	2,000	2,000	2,000	
TWO FAMILY DWELLING	6,000	6,000	6,000	6,000	6,000	6,000		
MULTIPLE FAMILY DWELLING ONE TO THREE STORIES	7,500 MINIMUM AND NOT LESS THAN 1,200 FOR EACH DWELLING UNIT							
MULTIPLE FAMILY DWELLING OVER THREE STORIES	THROUGH APPROVAL OF A PLANNED DEVELOPMENT ONLY							

MINIMUM AREA IN SQUARE FEET

## LOT WIDTH

The minimum lot width for lots in the various districts used for residential purposes shall be in accordance with the following schedule, except that a lot having less width than herein required which was an official “lot of record “ prior to the adoption of this chapter may be used as a single-family dwelling and no lot existing at the time of passage of this chapter shall be reduced in width below the minimum requirements set forth herein:

IN THE FOLLOWING ZONING DISTRICTS, THE MINIMUM LOT WIDTH FOR RESIDENTIAL USE SHALL BE IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:

### A. SCHEDULE MINIMUM LOT WIDTHS - RESIDENTIAL DISTRICTS

#### DISTRICTS

	A	SF-1	SF-2	SF-3	2F	GR	MF
TYPE USE	AGRICULTURAL	SINGLE - FAMILY DWELLING	SINGLE - FAMILY DWELLING	SINGLE - FAMILY DWELLING	TWO - FAMILY DWELLING	GENERAL RESIDENTIAL	MULTIPLE FAMILY DWELLING
SINGLE - FAMILY DWELLING DETACHED	150	80	60	50	50	50	50
SINGLE - FAMILY DWELLING ATTACHED						20	20
TWO FAMILY DWELLING					60	60	60
MULTIPLE FAMILY DWELLING						60	60

MINIMUM WIDTH OF LOT IN FEET

B. SCHEDULE MINIMUM LOT WIDTH - NON - RESIDENTIAL DISTRICTS

DISTRICTS

	O	NS	R	LC	HC	CA	LI	HI
TYPE USE	OFFICE	NEIGHBORHOOD SERVICE	RETAIL	LIGHT COMMERCIAL	HEAVY COMMERCIAL	CENTRAL AREA	LIGHT INDUSTRIAL	HEAVY INDUSTRIAL
SINGLE - FAMILY DWELLING DETACHED	60	60	50	50	50	50		NONE SPECIFIED
SINGLE - FAMILY DWELLING ATTACHED	20	20	20	20	20	20	20	
TWO FAMILY DWELLING	60	60	60	60	60	60		
MULTIPLE FAMILY DWELLING	60	60	60	60	60	60	60	

MINIMUM WIDTH OF LOT IN FEET

## LOT DEPTH

The minimum lot depth for the various districts shall be in accordance with the following schedule, except that a lot having less depth than herein required which was an official “lot of record “ prior to the adoption of this chapter may be used as a single-family dwelling and no lot existing at the time of passage of this chapter shall be reduced in depth below the minimum requirements set forth herein:

IN THE FOLLOWING ZONING DISTRICTS, THE MINIMUM LOT DEPTH FOR RESIDENTIAL USE SHALL BE IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:

### A. SCHEDULE MINIMUM LOT DEPTH - RESIDENTIAL DISTRICTS

#### DISTRICTS

	A	SF-1	SF-2	SF-3	2F	GR	MF
<b>TYPE USE</b>	AGRICULTURAL	SINGLE - FAMILY DWELLING	SINGLE - FAMILY DWELLING	SINGLE - FAMILY DWELLING	TWO - FAMILY DWELLING	GENERAL RESIDENTIAL	MULTIPLE FAMILY DWELLING
MINIMUM DEPTH OF LOT FOR SINGLE AND TWO- FAMILY RESIDENTIAL USES	150	120	100	100	100	100	100
MINIMUM DEPTH OF LOT FOR MULTIPLE-FAMILY USE							120

MINIMUM DEPTH OF LOT IN FEET

B. SCHEDULE MINIMUM LOT DEPTH - NON - RESIDENTIAL DISTRICTS

DISTRICTS

	O	NS	R	LC	HC	CA	LI	HI
<b>TYPE USE</b>	<b>OFFICE</b>	<b>NEIGHBORHOOD SERVICE</b>	<b>RETAIL</b>	<b>LIGHT COMMERCIAL</b>	<b>HEAVY COMMERCIAL</b>	<b>CENTRAL AREA</b>	<b>LIGHT INDUSTRIAL</b>	<b>HEAVY INDUSTRIAL</b>
MINIMUM DEPTH OF LOT FOR SINGLE AND TWO - FAMILY RESIDENTIAL USES	100	100	100	100	100	100	100	NONE
MINIMUM DEPTH OF LOT FOR MULTIPLE - FAMILY USE		120		120	120	120	120	NONE

MINIMUM DEPTH OF LOT IN FEET

4. LOT COVERAGE AND FLOOR AREA RATIO

The maximum percentage of any lot area which may hereinafter be covered by the main building and all accessory buildings and the maximum ratio of floor area to the total area of the lot or tract on which a building is located shall not exceed the following schedule, except where an existing building at the effective date of this chapter may have greater percentage of lot covered or greater floor area ratio than herein prescribed, such building shall be considered a conforming use:

IN THE FOLLOWING ZONING DISTRICTS, THE MAXIMUM BUILDING LOT COVERAGE AND FLOOR AREA RATIO SHALL BE IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:

A. SCHEDULE MAXIMUM BUILDING COVERAGES - RESIDENTIAL DISTRICTS

DISTRICTS

	A	SF-1	SF-2	SF-3	2F	GR	MF
TYPE USE	AGRICULTURAL	SINGLE - FAMILY DWELLING	SINGLE - FAMILY DWELLING	SINGLE - FAMILY DWELLING	TWO - FAMILY DWELLING	GENERAL RESIDENTIAL	MULTIPLE FAMILY DWELLING
MAXIMUM PERCENT OF LOT AREA WHICH MAY BE COVERED BY BUILDING IN RESIDENTIAL USE	20	35	35	35	40*	45*	45*

\*Not including detached accessory structures.

B. SCHEDULE MAXIMUM COVERAGE AND F.A.R. - NON - RESIDENTIAL DISTRICTS

DISTRICTS

	O	NS	R	LC	HC	CA	LI	HI
TYPE USE	OFFICE	NEIGHBORHOOD SERVICE	RETAIL	LIGHT COMMERCIAL	HEAVY COMMERCIAL	CENTRAL AREA	LIGHT INDUSTRIAL	HEAVY INDUSTRIAL
MAXIMUM PERCENT OF LOT AREA WHICH MAY BE COVERED BY BUILDING IN RESIDENTIAL USE	45*	45*	45*	45*	45*	45*	45*	
MAXIMUM FLOOR AREA LOT AREA RATIO NON - RESIDENTIAL USES				2:1	10:1	15:1	2:1	1:1

\* Not including detached accessory structures

4. FRONT YARD

No building, structure or use shall here after be located, erected or altered so as to have a smaller front yard than hereafter required.

IN THE FOLLOWING ZONING DISTRICTS, THE MINIMUM REQUIRED FRONT YARD SHALL BE IN ACCORDANCE WITH THE FOLLOWING SCHEDULE AND NO BUILDING STRUCTURE OR USE SHALL HEREAFTER BE LOCATED, ERECTED, OR ALTERED SO AS TO HAVE A SMALLER FRONT YARD THAN HEREINAFTER REQUIRED:

A. SCHEDULE MINIMUM FRONT YARDS - RESIDENTIAL DISTRICTS

DISTRICTS

	A	SF-1	SF-2	SF-3	2F	GR	MF
<b>TYPE USE</b>	AGRICULTURAL	SINGLE - FAMILY DWELLING	SINGLE - FAMILY DWELLING	SINGLE - FAMILY DWELLING	TWO - FAMILY DWELLING	GENERAL RESIDENTIAL	MULTIPLE FAMILY DWELLING
MINIMUM FRONT YARD IN FEET EXCEPT AS <u>HEREINAFTER PROVIDED IN SECTION 4-2</u>	35	35	25	25	25	25	25

B. SCHEDULE MINIMUM FRONT YARDS - NON - RESIDENTIAL DISTRICTS

DISTRICTS

	O	NS	R	LC	HC	CA	LI	HI
<b>TYPE USE</b>	OFFICE	NEIGHBORHOOD SERVICE	RETAIL	LIGHT COMMERCIAL	HEAVY COMMERCIAL	CENTRAL AREA	LIGHT INDUSTRIAL	HEAVY INDUSTRIAL
MINIMUM FRONT YARD IN FEET EXCEPT AS <u>HEREINAFTER PROVIDED IN SECTION 4-2.</u>	25	25	25	25	NONE	NONE	NONE	NONE

5. SIDE YARD

No building, structure or use shall hereafter be located, erected or altered so as to have a smaller side yard than hereafter required.

IN THE FOLLOWING ZONING DISTRICTS, THE MINIMUM REQUIRED SIDE YARD SHALL BE IN ACCORDANCE WITH THE FOLLOWING SCHEDULE AND NO BUILDING STRUCTURE OR USE SHALL HEREAFTER BE LOCATED, ERECTED, OR ALTERED SO AS TO HAVE A SMALLER SIDE YARD THAN HEREINAFTER REQUIRED:

A. SCHEDULE MINIMUM SIDE YARDS - RESIDENTIAL DISTRICTS

	A	SF-1	SF-2	SF-3	2F	GR	MF
TYPE USE	AGRICULTURAL	SINGLE-FAMILY DWELLING	SINGLE-FAMILY DWELLING	SINGLE-FAMILY DWELLING	TWO-FAMILY DWELLING	GENERAL RESIDENTIAL	MULTI-FAMILY DWELLING
MINIMUM SIDE YARD EXCEPT AS PROVIDED IN SECTION 4-4	15	10	5	5	5	5	10

B. SCHEDULE MINIMUM SIDE YARDS - NON - RESIDENTIAL DISTRICTS

DISTRICTS

	O	NS	R	LC	HC	CA	LI	HI
<b>TYPE USE</b>	OFFICE	NEIGHBORHOOD SERVICE	RETAIL	LIGHT COMMERCIAL	HEAVY COMMERCIAL	CENTRAL AREA	LIGHT INDUSTRIAL	HEAVY INDUSTRIAL
MINIMUM SIDE YARD EXCEPT AS PROVIDED IN SECTION 4-4.	0	0	0	0	0	0	0	0

**6. REAR YARD**

No building, structure or use shall hereafter be located, erected or altered so as to have a smaller rear yard than hereafter required.

IN THE FOLLOWING ZONING DISTRICTS, THE MINIMUM REQUIRED REAR YARD SHALL BE IN ACCORDANCE WITH THE FOLLOWING SCHEDULE AND NO BUILDING STRUCTURE OR USE SHALL HEREAFTER BE LOCATED, ERECTED, OR ALTERED SO AS TO HAVE A SMALLER REAR YARD THAN HEREINAFTER REQUIRED:

**A. SCHEDULE MINIMUM REAR YARDS - RESIDENTIAL DISTRICTS**

	A	SF-1	SF-2	SF-3	2F	GR	MF
<b>TYPE USE</b>	AGRICULTURAL	SINGLE-FAMILY DWELLING	SINGLE-FAMILY DWELLING	SINGLE-FAMILY DWELLING	TWO-FAMILY DWELLING	GENERAL RESIDENTIAL	MULTI-FAMILY DWELLING
MINIMUM REAR YARD IN FEET EXCEPT AS PROVIDED IN SECTION 4-5	10	10	10	10	10	10	10

B. SCHEDULE MINIMUM REAR YARD - NON - RESIDENTIAL DISTRICTS

DISTRICTS

	O	NS	R	LC	HC	CA	LI	HI
<b>TYPE USE</b>	OFFICE	NEIGHBORHOOD SERVICE	RETAIL	LIGHT COMMERCIAL	HEAVY COMMERCIAL	CENTRAL AREA	LIGHT INDUSTRIAL	HEAVY INDUSTRIAL
MINIMUM REAR YARD EXCEPT AS PROVIDED IN SECTION 4-5.								