

BULK REGULATIONS BY BUILDING TYPE AND ZONE

Bldg Type	Zone	Tot. Setbacks Front Side Rear	Lot Area	Lot Width	Max Height		Max Stories		Lot Area per Dwell Unit
					Princ. bldg	Access. bldg	Princ. bldg	Access. bldg	
Single Family Residence	R-1	F - 40 ft	15,000 sq ft	100 ft	P - 35 ft		P - 3		
		S - 25 ft*				A - 12 ft		A - 1	
2-Family Residence		R - 40 ft	20,000 sq ft	125 ft					
Single Family Residence	R-2	F - 40 ft	10,000 sq ft	80 ft	P - 45 ft***		P - no limit		
		S - **				A - 12 ft		A - 1	
		R - 40 ft							
2-Family Res.		same	12,000 sq ft	90 ft	same		same		
Multiple Family Residence		same	12,000 sq ft	100 ft	same		same	3000 sq ft	
Row Housing Units		same	12,000 sq ft	20 ft	same		same	3000 sq ft	
* R - 1 side yards:	1 - 1-1/2 stories = tot side yd - 25 ft; min. side yard - 10 ft 2 and 3 stories = tot side yd - 30 ft; min side yard - 12 ft Churches and schools = 40 feet on each side								
** R - 2 side yard:	1 - 1-1/2 stories: tot side yd - 20 ft; min. side yard - 10 ft 2 and 2-1/2 stories: tot side yd - 25 ft; min. side yard - 12 ft 3 stories or more up to 45 ft: tot side yd - 30 ft; min. side yard - 15 ft Structures above 45 feet, see *** below								
*** R - 2 Max. Height:	For each one (1) foot that the building or a portion of it sets back beyond the required front, side and rear yards, one (1) foot may be added to the height limit of such building or portion thereof.								

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(see Regs for parking space requirements per type of business)

Bldg Type	Zone	Tot. Setbacks Front Side Rear	Lot Area	Lot Width	Max Height		Max Stories	Open Space
					Princ. bldg Access. bldg	Princ. bldg Access. bldg		
Business, Prof'l, Office	C-1	F - 40 ft S - * R - 40 ft	no min.	no min.	P - 45 ft A - 12 ft	P - 4 A - 1	20% of gross land area	
residential uses in C-1 follow R-2 regs.								
Highway Comm'l	C-2	F - 30 ft S - ** R - 40 ft	no min.	no min.	P - 45 ft A - 12 ft	P - 3 A - 1	20% of gross land area	
Limited Industrial	I-1	F - 50 ft S - *** R - 50 ft	no min.	no min.	40 ft	2	20% of gross land area	
Heavy Industrial	I-2	F - 75 ft S - **** R - 40 ft	no min.	no min.	no min.	no min.	20% of gross land area	
* C-1 side yard:	No minimum requirements of permitted uses other than residential except when adjoining any "R" or HP district or street right-of-way, in which case twenty-five (25) feet.							
** C-2 side yard:	No minimum requirements except when adjoining any "R" or HP district or street right-of-way line, in which case twenty-five (25) feet.							
*** I-1 side yard:	Two side yards, each ten (10) feet wide; or one side yard twenty (20) feet wide; provided, however, that where adjacent to any "R" or "HP" district or street right of way line, a side yard of twenty-five (25) feet shall be required.							
**** I-2 side yard	None required except when adjacent to any street right-of-way							