

**TABLE II**

**Schedule of Lot Area, Yard Setback, Height, Density, Floor Area, & Impervious Surface Requirements by District**

MINIMUM LOT				MINIMUM YARD AND BUILDING SETBACK (FT.)									
District	AREA (s.f.)			FRONT (A)		SIDE		REAR		Maximum Height (ft.) (B)	Maximum Impervious Surface Ratio	Maximum Res. Density (C)	Maximum Floor Area Ratio; Non-Res. Uses (D)
	Res.	Non-Res.	Width (ft.)	Major St.	Minor St.	Res.	Non-Res.	Res.	Non-Res.				
R-1.4	10,000	15,000	100	40	25	10	30	20	50	35	0.45	4	0.25
R-1.5	8,000	15,000	80	40	25	8.75	25	20	50	35	0.45	5	0.25
R-1.7	6,000	15,000	60	40	25	7.5	20	20	50	35	0.55	7	0.25
R-2	(E)	15,000	60	40	25	7.5	20	20	40	40	0.55	10	0.25
HC	6,000	6,000	60	40	25	7.5	7.5	20	20	50	0.75	4	None
MU	6,000	6,000	60	40	25	7.5	7.5	20	20	35	0.55	4	None
C-1	NA	2,500	20	None	None	(F)	(F)	(F)	(F)	50	1	NA	NA
C-2	(E)	6,000	60	40	25	7.5	7.5	20	20	40	0.85	10	None
IND	NA	20,000	150	40	25	NA	40	NA	40	None	0.85	NA	None
FA	5 ac.	1 ac.	150	60	40	25	50	50	50	50	0.15	0.2	0.1

**Refer to Section 7.2 for yard and setback modifications.**

(sf) – square feet  
 (ft.) – feet  
 NA – Not Applicable  
 ac. – acres

**(A) through (F) Notes to Table II**

- (A) Measurement from property line.
- (B) Measurement from average elevation of the finished grade at the building line to the highest point on the roof.
- (C) Measurement in units per gross acre.
- (D) Measurement as percent of total lot area.
- (E) 6,000 square feet for single-family dwelling, 12,000 square feet for duplex; 4,000 square feet for each unit over two.
- (F) No setback requirement except where a building or use is contiguous to a residential use in Residential Zone District; Then a minimum setback equal to the setback required in the contiguous residential district shall be required.

**Zoning Districts**

- R-1.4: Residential
- R-1.5: Residential
- R-1.7: Residential
- R-2: Residential, *Medium Density*
- HC: HealthCare
- MU: Mixed-Use
- C-1: Business, *Central*
- C-2: Business, *General*
- IND: Industrial
- FA: Forest-Agricultural