

# APPENDIX A

## LOT AREA AND SETBACK SUMMARY TABLE LOT AREA-SETBACK CHART

Zoning District	Minimum Lot Area	Minimum Front Yard	Minimum Rear Yard	Minimum Side Yard	Minimum Bldg. Line	Maximum Height
A *	3 acres	50 ft.	60 ft.	30 ft. ea.	200 ft.	40 ft.
ER *	1 acre	50 ft.	50 ft.	25 ft. ea.	150 ft.	40 ft.
R-1 *	20,000 sf	50 ft.	40 ft.	40 ft. T/ 10 ft. min.	100 ft.	40 ft.
R-1A *	20,000 sf	25 ft.	40 ft.	40 ft. T/ 10 ft. min.	100 ft.	40 ft.
R-2A *	20,000 sf	25 ft.	40 ft.	20 ft.	100 ft.	45 ft.
	10,000 sf/ 2 units	25 ft.	40 ft.	20 ft.	100 ft.	45 ft.
	10,000 sf/ 3 to 4 units	25 ft.	40 ft.	20 ft.	100 ft.	45 ft.
	8,000 sf/ 5-12 units; 8 per/ac/mf	25 ft.	40 ft.	20 ft.	100 ft.	45 ft.
R-3 *	20,000 sf	50 ft.	35 ft.	40 ft. T / 10 ft. min.	100 ft.	40 ft.
	25,000/sf	50 ft.	35 ft.	20 ft. ea.	125 ft.	40 ft.
	8 per/ac/mf	50 ft.	50 ft.	50 ft. ea.	125 ft.	40 ft.
OB	n/a	50 ft.	40 ft.	20 ft. ea.	n/a	40 ft.
B-1	1 acre	50 ft.	40 ft.	20 ft. ea.	n/a	40 ft.
B-2	1 acre	50 ft.	40 ft.	20 ft. ea.	n/a	45 ft.
C-1	15,000 sf	50 ft.	0 ft./100 ft. – R	0 ft./100 ft. – R	n/a	45 ft.
I	n/a	50 ft.	20 ft./100 ft. – R	20 ft./100 ft. – R	n/a	40 ft.
M-I	n/a	75 ft.	20 ft./100 ft. – R	50 ft./100 ft. – R	n/a	40 ft.
PD **	10,000 sf	35 ft.	30 ft.	20 ft. T/ 5 ft. min	75 ft.	40 ft.
* min/max apply to residential uses only						
** Recommended standards for single family detached dwellings; all regulations are subject to negotiations						