

		Lot Size			Minimum Yard Requirements					
		Min Lot Area (square feet)	Max Lot Area(square feet)	Min Lot Width (feet)	Front Yard Setback (feet)	Side Yard Setback (feet)	Rear Yard Setback (feet)	Allowable Maximum Building Coverage	Maximum Building Height (feet)	
<b>R-1</b>	Single-family	6,500 (b)	None	65	25	5.0	15 (d)	35%	25	
	Two-family	10,000 (b)	None	75	25	7.5	15	40%	25	
<b>R-2</b>	Single-family	6,000 (b)	None	65	20	5.0	15 (d)	35%	35	
	Two-family	10,000 (b)	None	65	20	5.0	15	40%	35	
<b>R-3</b>	Single-family	6,000 (b)	None	65	20	5.0	15 (d)	35%	35	
	Two-family	10,000 (b)	None	65	20	5.0	15	40%	35	
	Three-family	10,000 (b)	None	75	20	5.0	15	50%	35	
	Four-Family	12,000 (a)(b)	None	75	20	5.0	15	50%	35	
	Row-house	2,500	5,000	25	20	7.5 (per end unit only)	15	50%	35	
<b>CROSSMAN'S ADDITION</b>										
<b>R-1 OT</b>	Single Family	4,375	None	35	15	5.0	15	45%	30	
	Two-Family	6,250	None	50	15	5.0	15	45%	30	
<b>R-2 OT</b>	Single Family	4,375	None	35	20	5.0	15	45%	35	
	Two-Family	6,250	None	50	20	5.0	15	45%	35	
<b>R-3 OT</b>	Single Family	4,375	None	35	15	5.0	15	45%	35	
	Two-Family	6,250	None	50	15	5.0	15	45%	35	
	Three-Family	6,250	None	50	15	5.0	15	50%	35	
	Four-Family	6,250	None	50	15	5.0	15	50%	35	
	Row-House	2,500	None	35	15	7.5 (per end unit only)	15	50%	35	
<b>B-1 OT</b>	Mixed Use	2,500	None	25	None	0	0	100%	35	
<b>B-1</b>		2,500	None	25	None	0(c)	0(c)	100%	35	
<b>B-2</b>		2,500	None	25	25	0(c)	0(c)	100%	35	
<b>I-1</b>		None	None	None	25	0(c)	0(c)	100%	35	
<b>Old Town Overlay District</b>										
		Min Lot Width (feet)	Max Lot Width (feet)	Minimum Front Yard Setback (feet)	Maximum Front Yard Setback (feet)	Side Yard Setback (feet)	Rear Yard Setback (feet)	Allowable Maximum Building Coverage	Minimum Frontage Buildout	Maximum Building Height (feet)
<b>R-1 OT</b>		25	100(g)	15	25	3	5(h)	60%	NA	30
<b>R-2 OT</b>		25	100(g)	10	20	3	5(h)	70%	NA	35
<b>R-3 OT</b>		25	100(g)	5	15	3	5(h)	80%	NA	35
<b>B-1 OT</b>		25	150(g)	0	15(e)	0	0	100%	60% (f)	45

(a) Plus 1,250 square feet additional lot per dwelling unit in excess of 4.

(b) Plus 2,500 square feet for a corner lot or a reverse corner lot.

(c) Where the lot abuts upon property zoned for residential use, adequate screening such as a fence or buffer strip of vegetation at least eight (8) feet in height shall be provided along the side and/or rear lot line of side abutting residential property.

(d) Except that a garage abutting a publicly dedicated alley with a width of no less than fifteen (15) feet may be set back five (5) feet from the property line.

(e) East Main Street, from Hwy 24 to Belden, all buildings shall have no setback.

(f) East Main Street, from Hwy 24 to Belden, the minimum frontage buildout shall be 70%.

(g) A single family house shall not occupy more than 2 historic town lots. A duplex shall not occupy more than 3 historic lots.

(h) If garage door does not open into the right of way the min rear setback may be 0 feet.

Frontage Buildout: The total lineal footage of the front wall of building and planted components over 15 ft tall with a continuous canopy facing the public right of way, divided by the lot width.