

Chapter 24 – DISTRICT REGULATIONS.

DISTRICT (w)	Minimum Lot Size Per Unit (a)		Maximum Lot Coverage (percent)	Minimum Yard Setbacks (b)(o)(v)			Maximum Building Height (p)		
	Area (Square Feet)	Width (Feet)		Front (s) (t)	Side		Rear	Stories	Feet
					Least One	Total			
<b>AG Agriculture</b>	40,000	200	20	40 (l)	20	40	75	2½	35
<b>RR Residential</b>	30,000 (c)	200(c)	20	40 (l)	20	40	50	2½	35
<b>LDR Residential</b>	11,475 (d)	85(n)(d)	30	40 (l)	10	20	40	2½	35
<b>LMR Residential</b>	7,700 (e)	70(n)	30	30 (l)	5	15	30	2½	35
<b>MDR Residential</b>	10,000 (d)(f)	80(n)	30	35 (l)	10	20	35	2½	35
<b>MHR Residential (i)(j)</b>	10,000 (e-g)	80(n)	35	35 (l)	10	20	35	2½	35
<b>HDR Residential (i)(j)</b>	(e-h),(u)	---	40	30 (l)	15	30	30	2½	35 50
<b>MHP Residential (i)</b>	----	---	35	---	---	---	---	1	20
<b>OS Commercial</b>	11,050	85	---	30 (l)	(m)		50	2	25 35
<b>NS Commercial</b>	11,050	85	---	30 (l)	(m)		50	2½	35 50
<b>CS Commercial</b>	11,050	85	---	30 (l)	(m)		40	2½	35 50
<b>HS Commercial</b>	15,000	100	35	30 (k)	10 (m)	25	40	2½	35 50
<b>I Industrial</b>	40,000	150	40	45 (r)	20 (m)	40	40	3	45 50

\* Footnotes are integral part of these District Regulations and should be read in conjunction with the above schedule.

- (a) Each dwelling structure shall have a minimum floor area per dwelling unit in accord with the following schedule

Structure		Area Per Unit
(1) Single Family Detached AG, RR, LDR, MDR, MHR, HDR		Each dwelling unit shall have a minimum finished living area of one thousand (1,000) square feet entirely above finished lot grade. <del>Homes with more than one story completely above finished lot grade, including tri levels shall have a minimum of six hundred and fifty (650) square feet on the main floor, PROVIDED, no less than three hundred and fifty (350) square feet of finished living area shall be provided on each floor above. (revised 9-23-02)</del>
(2) Single Family Detached LMR		Each dwelling unit shall have a minimum finished living area of eight hundred fifty (850) square feet entirely above finished lot grade. <del>Homes with more than one story completely above finished lot grade, including tri levels shall have a minimum of six hundred and fifty (650) square feet on the main floor PROVIDED no less than two hundred (200) square feet of finished living area shall be provided on each floor above. (revised 9-23-02)</del>
(3) Attached Single Family Including Two Family and Townhouses		Each dwelling unit shall have a minimum finished living area of nine hundred (900) square feet of floor area entirely above finished lot grade <del>with a minimum of five hundred (500) square feet on the ground floor for units of more than one (1) story</del> or each dwelling unit shall have a minimum finished living area of eight hundred (800) square feet of floor area entirely above finished lot grade if each dwelling unit has an attached enclosed accessory building (garage) of at least four hundred (400) square feet (GFA) on the main level. (revised 6/27/2013)
(4) Multiple Family Dwellings	Efficiency	350 square feet
	1 Bedroom	600 square feet
	2 Bedroom	800 square feet
	3 Bedroom	1,000 square feet; plus an additional eighty (80) square feet for each bedroom in excess of three bedrooms

- (w) Each individual unit of a two or multiple family dwelling unit shall be provided with an attached enclosed garage of a minimum of 200 square feet (GFA) on the main level for any dwelling unit receiving building permit approval for construction after July 2, 2001. This requirement excludes convalescent homes and housing for the elderly, any development receiving site plan approval prior to the effective date of this ordinance, along with any construction for additions or renovation of existing two or multiple family dwelling units whereby the construction costs of such additions or renovations do not exceed fifty (50) percent of the fair market valuation of the individual dwelling unit having renovations or additions. The valuation of the proposed construction and the dwelling unit shall be submitted by the property owner/resident to the Zoning Administrator and is subject to the approval of the Zoning Administrator.