

**Sec. 16-245. Dimensional requirements.**

(a) The dimensional requirements as set forth in the following table shall apply in the enumerated zone districts.

		<i>Lot Size</i>			<i>Minimum Yard Requirements</i>				
		<i>Min. Lot Area (square feet)</i>	<i>Max. Lot Area (square feet)</i>	<i>Min. Lot Width (feet)</i>	<i>Front Yard Setback (feet)</i>	<i>Side Yard Setback (feet)</i>	<i>Rear Yard Setback (feet)</i>	<i>Allowable Maximum Building Coverage</i>	<i>Maximum Building Height (feet)</i>
<b>Residential</b>									
R-1	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
R-2	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
R-3	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>									
R-1 OT	Single-family	4,375	None	35	15	5.0	15	45%	30
	Two-family	6,250	None	50	15	5.0	15	45%	30
R-2 OT	Single-family	4,375	None	35	20	5.0	15	45%	35
	Two-family	6,250	None	50	20	5.0	15	45%	35
R-3 OT	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-1 OT	Mixed use	2,500	None	25	None	0	0	100%	35
		<i>Lot Size</i>			<i>Minimum Yard Requirements</i>				
		<i>Min. Lot Area (square feet)</i>	<i>Max. Lot Area (square feet)</i>	<i>Min. Lot Width (feet)</i>	<i>Front Yard Setback (feet)</i>	<i>Side Yard Setback (feet)</i>	<i>Rear Yard Setback (feet)</i>	<i>Allowable Maximum Building Coverage</i>	<i>Maximum Building Height (feet)</i>
<b>Commercial-Industrial</b>									
<b>B-1</b>	<b>2,500</b>	<b>None</b>	<b>25</b>	<b>None</b>	<b>0 (c)</b>	<b>0 (c)</b>	<b>100%</b>	<b>35</b>	
<b>B-2</b>	<b>2,500</b>	<b>None</b>	<b>25</b>	<b>25</b>	<b>0 (c)</b>	<b>0 (c)</b>	<b>100%</b>	<b>35</b>	
<b>I-1</b>	<b>None</b>	<b>None</b>	<b>None</b>	<b>25</b>	<b>0 (c)</b>	<b>0 (c)</b>	<b>100%</b>	<b>35</b>	

<i>OLD TOWN OVERLAY DISTRICT</i>									
	<i>Min. Lot Width (feet)</i>	<i>Max. Lot Width (feet)</i>	<i>Min. Front Yard Setback (feet)</i>	<i>Max. Front Yard Setback (feet)</i>	<i>Side Yard Setback (feet)</i>	<i>Rear Yard Setback (feet)</i>	<i>Allowable Maximum Building Coverage</i>	<i>Minimum Frontage Buildout</i>	<i>Maximum Building Height (feet)</i>
<b>Residential</b>									
<b>R-1 OT</b>	<b>25</b>	<b>100 (g)</b>	<b>15</b>	<b>25</b>	<b>3</b>	<b>5 (h)</b>	<b>60%</b>	<b>NA</b>	<b>30</b>
<b>R-2 OT</b>	<b>25</b>	<b>100 (g)</b>	<b>10</b>	<b>20</b>	<b>3</b>	<b>5 (h)</b>	<b>70%</b>	<b>NA</b>	<b>35</b>
<b>R-3 OT</b>	<b>25</b>	<b>100 (g)</b>	<b>5</b>	<b>15</b>	<b>3</b>	<b>5 (h)</b>	<b>80%</b>	<b>NA</b>	<b>35</b>
<b>B-1 OT</b>	<b>25</b>	<b>150 (g)</b>	<b>0</b>	<b>15 (e)</b>	<b>0</b>	<b>0</b>	<b>100%</b>	<b>60% (f)</b>	<b>45</b>

- (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) No side or rear yard shall be required except as follows: Where the lot abuts upon property zoned for residential use, adequate screening such as a fence or buffer strip of vegetation at least 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 15 feet may be set back 5 feet from the property line. Accessory structures may be placed with a zero setback, provided the structure is located entirely on the property, is not located in any utility, drainage or other easement and the structure does not create any drainage concerns. Setbacks for garages shall follow the setbacks for the applicable zone district, except for in the rear of the lot. The rear setback for garages shall be as follows:
  - Attached or detached garage or carport with no alley: 5 feet.
  - With an alley and doors opening directly onto the alley: 5 feet.
  - With an alley but with no doors opening directly onto the alley: 0 feet.
- (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 minimum rear setback may be 0 feet.
- (i) Frontage buildout: The total lineal footage of the front wall of building and planted components over 15 feet tall with a continuous canopy facing the public right-of-way, divided by the lot width.

(Ord. 5 §1, 2011)

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