Sec. 2.04.01. - Generally.

The following Tables 5, 6, and 7 reflect lot area, impervious surface coverage, setback and height requirements.

TABLE 5 - RESIDENTIAL AREA, IMPERVIOUS SURFACE COVERAGE, SETBACK AND HEIGHT REQUIREMENTS

Standard	R-1A	R-1	R-2 (Single-family)	R-2 (Two-Family)	R-3 (Single-family)	R-3 (Two-family)	R-3 (Multi-family)	R-3 (Professional Bldg.)	R-3 (Residential units with business)
Minimum zoning lot size:									
Minimum lot area (sq. feet)	10,000	7,500	5,000	7,500	4,356	7,500	10,000	10,000	10,000
Minimum lot width (feet)	100'	75'	50'	75'*	50'	75'*	100'	100'	100'
Maximum Impervious Surface Coverage	50%	50%	50%	50%	50%	50%	40%	40%	40%
Building Setback (Minimum Yards):									
Minimum front	25'	25'	25'	30'	20'	30'	25'	25'	25'
Minimum side	10'	7.5'	5' for one and two story 7.5' for three story	10'**	5' for one and two story 8' for three story	10'**	15'**	15'	25'
Minimum rear	15'	15'	15'	20'	15'	20'	20'	20'	20'
Maximum Building Height	35'	35'	35'	35'	35'	35'	35'	45'	45'
Maximum Number of Stories	3	3	3	3	3	3	3	4	4

Note: The above table does not apply to the CRA except for footnotes 1 and 2 noted below. Refer to chapter III, Special Zoning Codes for the development standards for the CRA.

* Total width for both duplex units.

** A zero-foot setback allowed for common wall of duplex dwelling units and fee-simple townhome devising walls.

(Ord. No. 2454-2020 , § 1, 11-9-20)

TABLE 6 - COMMERCIAL AREA, IMPERVIOUS SURFACE COVERAGE, SETBACK, AND HEIGHT REQUIREMENTS

Standard	B-1 (Business Limited)	B-1 (Residential Units with Business)	B-2 (Business General)	B-2 (Residential Units with Business)	B-3 (Business Restricted)	B-4 (Limited Business and Manufacturing District)
Minimum zoning lot size:						
Min. lot area (square feet)	7,500	10,000	10,000	15,000	Not Provided	20,000
Min. lot width	75'	100'	100'	100'		100'
Maximum Impervious Surface Coverage	65%	65%	65%	65%	65%	65%
Building Setback (Minimum Yards):						
Min. front	20'	20'	30'	30'	Not Provided	20'
Min. side	5'	5'	5'	5'		10'
Min. rear	20'	20'	20'	20'	Not Provided	30'
Maximum Building Height	45'	45'	45'	45'	Not Provided	45'
Maximum Number of Stories	4	4	4	4	Not Provided	4

TABLE 7 - PUBLIC SERVICE, INDUSTRIAL AND HOSPITAL AREA, IMPERVIOUS SURFACE COVERAGE, SETBACK AND HEIGHT REQUIREMENTS

Standard	Public Service	Industrial	Hospital
Minimum zoning lot size:			
Min. lot area (square feet)	None	15,000	None
Min. lot width		100'	

Maximum Impervious Surface Coverage	65%	65%	Not Provided
Building Setback (Minimum Yards):			
Min. front	25'	Not Provided	25'
Min. side	15'		15'
Min. rear	25'		25' [1]
Maximum Building Height	45'	45'	45' [1]
Maximum Number of Stories	4	4	4

Footnotes:

1. This provision is subject to amendment at such time as a master facilities plan is adopted for the hospital district for hospital use and development, thereupon all portions of the land development regulations in conflict therewith shall be repealed and superseded by the said master facilities plan.