

**ARTICLE
YARD REGULATIONS**

	<u>MINIMUM LOT SIZE (SQUARE FEET)</u>	<u>MINIMUM LOT WIDTH (FEET)</u>	<u>MINIMUM YARD REQUIREMENT (FEET)</u>			<u>MAX YARD REQ. (h)</u>	<u>MAXIMUM HEIGHT (FEET)</u>
			<u>FRONT</u>	<u>SIDE</u>	<u>REAR</u>		
<u>RA-3 District</u>							
-Single Family Residences	130680	100 (a)	50	15 (b)	40	0	35
-Two Family Residences	196020	100 (a)	50	15 (b)	40	0	35
-Other Principal Uses	130680	100 (a)	50	15 (b)	40	0	35
<u>RA-1 District</u>							
-Single Family Residences	43560	100 (a)	50	15 (b)	40	0	35
-Two Family Residences	65340	100 (a)	50	15 (b)	40	0	35
-Other Principal Uses	43560	100 (a)	50	15 (b)	40	0	35
<u>R-20 DISTRICT</u>							
-Single Family Residences	20,000 (c)	100 (a)	50	15 (b)	40	0	35
-Two Family Residences	30,000 (d)	100 (a)	50	15 (b)	40	0	35
-Other Principal Uses	20,000	100 (a)	50	15 (b)	40	0	35
<u>R-10 DISTRICT</u>							
-Single Family Residences	10,000	80 (a)	40	12 (b)	30	0	35
-Two Family Residences	15,000	80 (a)	40	12 (b)	30	0	35
-Other Principal Uses	10,000	80 (a)	40	12 (b)	30	0	35
<u>R-8 DISTRICT</u>							
-Single Family Residences	8,000	70 (a)	30	10 (b)	25	0	35
-Two Family Residences	12,000	80 (a)	30	10 (b)	25	0	35
Multi-Family	8,000	80 (a)	30	10 (b)	25	0	35
<u>N-B DISTRICT</u>							
-All Uses	NONE	NONE	30 (c)	10 (e) (g) (l)	20 (e) (g)	0	35
<u>H-B DISTRICT</u>							
-All Uses	NONE	NONE	40 (e)	20 (e) (g)	20 (e) (g)	0	35
<u>C-B District</u>							
-All Uses	NONE	NONE	0	0 (l)	0 (l)	10	50
<u>I-1 DISTRICT</u>							
-All Uses	NONE	NONE	50 (f)	0 (g)(l)	0 (g)(l)	0	50

NOTES:

- (a) As measured at the required yard setback. In no case shall the lot be less than thirty-five (35) feet in width when measured at the street right-of-way line.
- (b) All side yards shall be increased by ten (10) feet on corner lots.
- (c) Fifteen thousand (15,000) square feet shall be required on lots where both public water or sewer is available.
- (d) Twenty thousand (20,000) square feet shall be required on lots where both public water or sewer is available.
- (e) Vehicular parking may be allowed in any portion of the required yard.
- (f) Vehicular parking in the required front yard is not permitted. This area shall be landscaped, as a minimum, in accordance with Section 7.2.
- (g) Screening shall also be provided where required, in accordance with Section 7.2.
- (h) Maximum setback or build to line is measured from the right of way to from yard line of the building.
- (l) A 20 foot setback required when abutting a residential district.