

Article IV – Dimensional Requirements

§ 260-22 – Residential Districts

District	Use	Area	Width	Front	Rear	Side	Cover	Height
RA-40	Single-Family	40,000	150	40	75	35	15%	35
	Other Use	40,000	150	40	75	35	15%	35
RS-20	Single-Family	20,000	120	30	50	25	20%	35
	Other Use	20,000	120	30	50	25	20%	35
RS-12	Single-Family	12,000	100	25	45	20 + (a)	20%	35
	Other Use	12,000	100	25	45	20 + (a)	20%	35
RL-9	Single-Family	9,000	75	25	40	15 + (b)	25%	35
	Two-Family	12,000	100	25	40	15 + (b)	25%	35
	*Affordable Two-Family	10,500	75	25	40	15 + (b)	25%	35
	Other Use	9,000	100	25	40	15 + (b)	25%	35
RG-7	Single-Family	7,000	60	20	35	10 + (c)	25%	35
	Two-Family	8,500	70	20	35	10 + (c)	25%	35
	Multi-Family	7,000 + (d)	60 + (e)	20	35	10 + (c)	25%	35
	*Affordable Two-Family	7,000	60	20	35	10 + (c)	25%	35
	*Affordable Three-Family	8,500	70	20	35	10 + (c)	25%	35
	Other Use	7,000	60	20	35	35	25%	35

(a) Plus five feet for every 10 feet of building height over 25 feet.

(b) Plus four feet for every 10 feet of building height over 25 feet.

(c) Plus three feet for every 10 feet of building height over 25 feet.

(d) Square feet plus 1,500 square feet for each family unit over one.

(e) Plus 10 feet for each family unit over one

* To qualify for an Affordable Housing Density Bonus, a minimum of one unit must be classified as an affordable housing unit.

§ 260-23 – Business and Manufacturing Districts

District	Area	Width	Front	Rear	Side	FAR	Height
BL-0.5	10,000	100	25	25	25	0.5	50
ML-.05	30,000	250	50	40	40	0.5	75
MG-0.5	40,000	250	50	40	40	0.5	75

Additional:

BL use shall be at least 50 feet from Residential or Commercial Recreation Zoning boundary district. If this distance is not feasible or unduly burdensome, a suitable buffer may be substituted, subject to review by the Zoning Enforcement Officer.

ML use shall be at least 100 feet from Residential or Commercial Recreation Zoning District.

MG use shall be at least 100 feet from Residential or Commercial Recreation Zoning District.

Article IV – Dimensional Requirements

§ 260-24 – Commercial Recreation Districts (Amended 9-18-2001 by Ord. No. 01-7)

<u>District</u>	<u>Area</u>	<u>Width</u>	<u>Front</u>	<u>Rear</u>	<u>Side</u>	<u>Cover</u>	<u>Height</u>	<u>FAR</u>
CR-1	40,000	250	40	40	40	5.0%	25	0.050
CR-2	40,000	250	75	75	40	7.5%	60	0.075

Additional:

CR2 use height restriction of 60 feet is an absolute restriction and there is not a height modification available under § 260-28.

All new buildings in Commercial Recreation Districts are subject to development plan review. This review shall also consider:

- 1) Shielding parking areas from the street and adjacent lots by use of natural elements.
- 2) Maximizing the amount of land left in its natural state.

§ 260-25 – Village Commercial Mixed Use Districts

<u>District</u>	<u>Use</u>	<u>Area</u>	<u>Width</u>	<u>Front</u>	<u>Rear</u>	<u>Side</u>	<u>Cover</u>	<u>Height</u>
VCMU	Single-Family	7,000	60	20	35	10 + (c)	25%	35
	Two-Family	8,500	70	20	35	10 + (c)	25%	35
	Multi-Family	7,000 + (a)	60 + (b)	20	35	10 + (c)	25%	35
	*Affordable Two-Family	7,000	60	20	35	10 + (c)	25%	35
	*Affordable Three-Family	8,000	70	20	35	10 + (c)	25%	35
	Other Use	7,000	60	20	35	35	25%	35

(a) Square feet plus 1,500 square feet for each family unit over one.

(b) Plus 10 feet for each family unit over one.

(c) Plus three feet for every 10 feet of building height over 25.

* To qualify for an Affordable Housing Density Bonus, a minimum of one unit must be classified as an affordable housing unit.
