

§ 1268.07 SCHEDULE OF AREA, YARD AND HEIGHT REGULATIONS.

(a) *Area and width.*

<i>Residential District</i>								
	<i>R-3</i>				<i>R-2</i>			<i>R-1</i>
	<i>A</i>	<i>B</i>	<i>C</i>	<i>D</i>	<i>A</i>	<i>B</i>	<i>C</i>	
1. Minimum lot area	1 ac	2 ac	3 ac	5 ac	1 ac	2 ac	5 ac	12,000 SF
2. Minimum lot width (ft.)	130	150	175	225	100	150	225	60
3. Minimum frontage (ft.)	130	150	175	225	100	150	225	60
4. Minimum frontage on cul-de-sac	80	80	90	120	60	80	120	45

(b) *Yards.*

<i>Residential District</i>								
	<i>R-3</i>				<i>R-2</i>			<i>R-1</i>
	<i>A</i>	<i>B</i>	<i>C</i>	<i>D</i>	<i>A</i>	<i>B</i>	<i>C</i>	
1. Front								
Right-of-Way	50	80	90	100	50	80	100	30
Centerline	80	110	120	130	80	110	130	60
2. Side	20	25	25	30	15	20	30	5
3. Side (corner lot)*	30	40	50	70	30	40	70	20
4. Rear	50	80	90	100	50	80	100	5

* From right-of-way; for corner lots on existing approved private drives the side yard setback shall be measured from the edge of the easement.

(Am. Ord. 13-O-60, passed 12-16-2013)

(c) *Height.* The height of a one-family dwelling or two-family dwelling shall not exceed two and one-half stories nor more than 35 feet. The height of nonresidential main buildings, non-residential auxiliary buildings or non-residential accessory structures, may exceed two and one-half stories or 35 feet only if granted a variance by the Board of Zoning Appeals pursuant to § 1264.01 through and including § 1264.11. In the event that a variance is granted by the Board of Zoning Appeals, the applicant requesting a permit shall, thereafter, apply for the approval of the Planning and Zoning Commission pursuant to § 1262.04(a)(12).

(Ord. 10-O-35, passed 7-12-2010; Am. Ord. 14-O-59, passed 11-17-2014)