

**APPENDIX B  
CHAPTER 42**

**42.16 DIMENSIONAL REGULATIONS - TABLE 2**

*(See next page for details and exceptions)*

District	Minimum Lot Area		Minimum Lot Area Per Added Dwelling Unit	Minimum Yards (Setbacks)							
	with no water or sewer	with water or sewer		with both water & sewer	With both water & sewer	with water or sewer or none*	Front Yard	Side Yard	Rear Yard	Distance from other buildings	Minimum Frontage
Agricultural	40,000	30,000	20,000	NP*	NP*	35	25	50	10	150/U	30%
Residence 1	40,000	30,000	10,000	NP	NP	25	10	25	10	100	30%
Residence 2	40,000	30,000	6,000	6,000	30,000	15	8	25	10	60	30%
Business 1 (Residential Use)	R	R	R	1,000	NP	F	S	25	6	R	75%
Business 1 (Non-Residential Use)	R	R	R	R	R	F	S	25	6	R	R
Business 2 (Residential Use)	40,000	30,000	6,000	6,000	10,000	15	8	25	10	60	40%
Business 2 (Non-Residential Use)	R	R	R	R	R	F	S	25	6	R	50%
Industry 1	40,000	30,000	20,000	NP	NP	25	10	25	10	100	40%
Industry 2	40,000	30,000	20,000	NP	NP	R	S	25	6	R	60%
Industry 3	40,000	30,000	20,000	NP	NP	25	10	25	6	100	60%
Industry 4	40,000	30,000	20,000	NP	NP	50	25	50	6	100	60%
Industry 4A	40,000	30,000	20,000	NP	NP	50	25	50	6	100	60%
Hospital	R	R	R	NP	NP	R	10	25	10	R	60%

Note: The notation "water" and "sewer" refer to the presence of City Water and City Sewer

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**Legend:**

- DU: Dwelling Unit.
- NP: Not Permitted.
- R: No regulation.
- S: No regulation except that where adjoining a residential zone, side yard shall equal that requirement in the residential zone; any wall that is not a party wall requires a six (6) foot side yard with access for fire fighting.
- F: None required, except where frontage between two intersecting streets is partly residential and partly business: minimum front yard in business district shall equal that required in residential district.
- U: The minimum lot frontage shall be 125 feet for lots serviced by 2 public facilities.

**Notes & Exceptions:**

- 1: Any interior court shall have a width and depth each not less than the average height of the walls facing the court.
- 2: In any zoning district the minimum rear yard for swimming pools, to be used in connection with a residential dwelling of four (4) or less dwelling units, shall be 10 feet except in the Agricultural district, in which district the minimum rear yard for such pool to be used in connection with such residential dwelling use shall be 25 feet, and provided, further, that any building to be used in connection with pools shall be subject to the normal minimum rear yard setback applicable in such zoning district.
- [71] 3: In any zoning district the minimum side and rear yard setbacks for single-story outdoor storage sheds of less than 144 square feet floor area and not located on a permanent foundation and used in connection with a residential dwelling of four (4) or less dwelling units shall be 10 feet for each setback.
- 4: Minimum front, side, and rear yards for contractor's storage yards are specified in Section 42.15(m).
- 5\*: For details on duplexes in the Agricultural District, please see Section 42.15(i).
- 6: The side and rear yards for garages (residential use only) in the Agricultural, Residence 1, and Residence 2 districts can be reduced by Special Exception, as provided for in Section 42.23(c)(28).