

3.7 Schedule of Lot Requirements - Any parcel or lot created upon the adoption of this Ordinance Shall meet the lot standards on the following page:

Zoning Districts	Units	A-1	A-2	R-1	R-2	R-3	R-4	B-1 ^{*4}	B-2 ^{*4}	LI	HI	C-1
MAXIMUM BUILDING PERCENTAGE Apartment Houses	Percent	N/A	40 N/A	40 N/A	40 N/A	40 50	40 N/A	40 N/A	50 N/A	50 N/A	N/A	N/A
MAXIMUM BUILDING HEIGHT Apartment Houses	Feet	N/A	30	30	30	30 50	30 N/A	30	30	50	50	N/A
MINIMUM LOT WIDTH 1-Family Unit 2-Family Unit Apartment Houses ^{*1}	Feet	250 N/A N/A	200 N/A N/A	125 N/A N/A	125 150 N/A	125 150 200	125 N/A N/A	^{*2}	75			N/A
MINIMUM SETBACKS Front Yard Rear Yard Side Yard	Feet	30 25 25	30 15 15	30 15 15	30 15 10	25 15 10 ^{*3}	25 15 15	^{*2} ^{*2}	30 20 10 ^{*5}	50 ^{*6}	200 ^{*7}	N/A N/A N/A
MINIMUM LOT AREA^{*9} 1-Family 2-Family Apartment Houses ^{*1}	Square Feet	217,800 N/A N/A	87,120	39,545 N/A N/A	39,545 43,560 N/A	39,545 43,560 N/A	39,545 N/A N/A	^{*2}		40,000	150,000	N/A
ACCESSORY BUILDINGS		^{*7}	^{*7}	^{*7}	^{*7}	^{*7}	^{*7}	^{*8}	^{*8}	N/A	N/A	N/A

<p>N/A= Not Applicable ^{*1}=Also see Section 4.3.3. ^{*2}=See Sections 3.6.7.(7) ^{*3}=Apartment Houses shall have a minimum side yard of fifteen (15) feet ^{*4}=See Sections 3.6.7. and 4.2. ^{*5}=On lots adjacent to residential district, all buildings shall be located so as to provide a minimum side yard of fifty (50) feet on the side adjacent to the residential district. Streets or public right-of-ways may be included in this side yard</p>	<p>^{*6}=Same as ^{*5} except that the side yard requirement is increased from fifty (50) to one hundred (100) feet ^{*7}=All unattached accessory buildings shall be at least eight (8) feet from all property lines, except as provided in Sections 3.6.7. and 4.2 ^{*8}=Not applicable except as provided in Section 3.6.7. ^{*9}=All minimum lot areas shall be subject to review and approval by the County Health Department to ensure there is adequate area for placement of septic systems, wells, etc....where the Health Department requires additional area for such facilities, such as space must be accounted for in the creation of lots or development</p>
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At the time when sanitary sewer is made available, the minimum lot size requirements in the “R” districts may be reduced upon individual review by the Planning Commission.