

**ARTICLE VI
AREA AND DIMENSIONAL REQUIREMENTS**

The following table identifies the area, yard and height requirements for the various zoning districts established by this Ordinance.

DISTRICT	AREA (SQ FT)	BUILDING LINE	FRONT	REAR	SIDE	HEIGHT	BUILDING AREA
A-R	1 ACRE	150 feet	40 feet	40 feet	25 feet	35 feet	
R-1	10,000	75 feet	30 feet	30 feet	10 feet ⁽¹⁾	35 feet	25%
R-2	7,500	65 feet	25 feet	30 feet	10 feet	35 feet	30%
R-3	7,000 1 st UNIT PLUS 3,000 EACH ADDITIONAL UNIT ^{(5),(6)}	50 feet PLUS 5 feet PER UNIT	30'	30 feet	15 feet ⁽¹⁾	45 feet	40%
MHP	See Article V, Section 5.1.4 for Area and Dimensional Requirements						
B-1	-	-	20 feet	20 feet	0 ⁽²⁾	35 feet	-
B-2	-	-	-	0 ⁽³⁾	0 ⁽²⁾	-	-
B-3	-	-	-	0 ⁽³⁾	0 ⁽²⁾	-	-
M-1	-	-	-	0 ⁽³⁾	0 ⁽⁴⁾	-	-
M-2	-	-	-	AVG. OF EXISTING WITHIN 100 feet	0 ⁽³⁾	0 ⁽⁴⁾	-

- (1) If structure includes a carport, a five (5) foot side yard will be permitted on carport side.
- (2) If the side lot line adjoins a residential district, there shall be a side yard of not less than ten (10) feet.
- (3) If the rear lot line adjoins a residential district, there shall be a rear yard of not less than twenty (20) feet.
- (4) If the side lot line adjoins a residential district, there shall be a side yard of not less than fifteen (15) feet.
- (5) Except, there shall be not less than 3,500 square feet of land area, including common area, for townhouse dwellings.
- (6) When there are three (3) or more dwelling units no building shall be located:
 - a. Less than twenty (20) feet from any boundary of the development.
 - b. Nearer a dedicated exterior street than thirty (30) feet.
 - c. Nearer the back edge of valley gutter, curb, or edge of pavement, whichever is greater, than twelve (12) feet.
 - d. Nearer a private drive than ten (10) feet.
 - e. Buildings shall be separated by not less than:
 - Forty (40) feet front to front.
 - Thirty (30) feet front to side.
 - Fifty (50) feet front to back.