

TABLE II-2.6
Area, Yard and Height Standards

Zoning District & Uses	Minimum Lot Size/Sq. St. per Dwelling Unit	MINIMUM YARD REQUIREMENTS				Maximum Height In Feet	Maximum Impervious Surface Coverage in Percent of Lot
		Lot Width In Feet	Front Yard Setback in Feet	Side Yards In Feet	Rear Yard In Feet		
R-20 Residential District							
Single Family Dwelling	20,000	100	50	15 (a)	40	35	45
All Other Uses / Principal Structures	40,000	200	50	15 (a)	40	35	45
R-10 Residential District							
Single Family Dwelling	10,000	85	40	15 (a)	30	35	50
All Other Uses / Principal Structures	40,000	200	50	15 (a)	40	35	50
R-8 Residential District							
Single Family Dwelling	8,000	75	30	10 (a)	25	35	50
Two Family Dwelling	6,000	85	30	15 (a)	25	35	50
All Other Uses / Principal Structures	20,000	100	30	15 (a)	25	35	50
R-6 Residential District							
Single Family Dwelling	6,000	60	25 (c)	8 (a)	20	35	50
Two Family Dwelling	4,000	70	30	10 (a)	25	35	50
Multifamily Dwelling							
First Two Units	8,000	80	30	10 (a)	30	50	50
For Each Additional Unit	3,000						
All Other Uses / Principal Structures	20,000	100	30	15 (a)	30	35	50
R-O Residential Office District							
Single Family Dwelling	6,000	60	25 (c)	8 (a)	20	35	50
Two Family Dwelling	4,000	70	30	10 (a)	25	35	50
Multifamily Dwelling							
First Two Units	8,000	80	30	10 (a)	30	50	50
For Each Additional Unit	3,000						
All Other Uses / Principal Structures	None	None	25 (c)	8 (a)	20	50	50
N-B Neighborhood District	None	None	30	(b)	(b)	50	75
C-B Central Business District	None	None	None (c)	(b)	(b)	None	100
G-B General Business District	None	None	None (c)	(b)	(b)	None	85
L-I Light Industrial District	None	None	30	(b)	(b)	None	85
H-I Heavy Industrial District	None	None	30	(b)	(b)	None	90

- (a) Corner lots add ten (10) feet on the street side of the lot.
- (b) Ten (10) feet when adjoining an R-20, R-10, R-8, R-6 or R-O District. Shall be developed as a buffer and not paved or used for parking.
- (c) The minimum front yard setback for property fronting on either US Highway 74 or US Highway 52 (or both) shall be thirty (30) feet.