

SCHEDULE II ZONING SCHEDULE OF BULK AND COVERAGE CONTROLS FOR ALL USES UNLESS PROVIDED FOR ELSEWHERE

DISTRICT	REQUIREMENT FOR LOTS HAVING:															MAXIMUM HEIGHT OF BUILDINGS (Ft)	MAXIMUM GROUND COVERAGE (%)	MAXIMUM FLOOR AREA RATIO (%)	
	(1) PUBLIC WATER & PUBLIC SEWER					(2) PUBLIC WATER OR SEWER					(3) NEITHER PUBLIC WATER OR SEWER								
	MINIMUM LOT		MINIMUM YARDS			MINIMUM LOTS		MINIMUM YARDS			MINIMUM LOT		MINIMUM YARDS						
	Area (Sq Ft)	Width (Ft)	(b) Front (Ft)	Rear (Ft)	Each Side (Ft)	Area (SqFt)	Width (Ft)	(b) Front (Ft)	Rear (Ft)	Each Side (Ft)	Area (SqFt)	Width (Ft)	(b) Front (Ft)	Rear (Ft)	Each Side (ft)				
O-1	<u>OPEN SPACE & PRESERVATION</u> Single Family	80,000	200	60	100	50	80,000	200	60	100	50	80,000	200	60	100	50	35	30	40
S-1	<u>SPECIAL AND RECREATIONAL</u> Single Family	60,000	150	50	75	25	60,000	150	50	75	30	60,000	150	50	75	30	35	30	45
R-1	<u>LOW DENSITY RESIDENTIAL</u> Single Family	30,000	100	40	60	20	40,000	125	40	60	20	50,000	140	40	60	25	35	35	55
R-2	<u>LOW-MEDIUM DENSITY RESIDENTIAL</u> Single Family	20,000	90	35	50	15	30,000	100	35	50	15	40,000	125	35	50	20	35	40	65
R-3	<u>MEDIUM DENSITY RESIDENTIAL</u> Single Family Two Family(c) Multi-Family(c)	15,000 12,500 12,500	80 90 100	30 30 30	45 45 45	10 15 20	20,000 18,000 18,000	90 100 110	30 30 30	45 45 45	15 20 25	30,000 24,000 24,000	100 110 120	30 30 30	45 45 45	15 20 25	35 35 40	40 50 50	75
C-1	<u>NEIGHBORHOOD COMMERCIAL</u>	15,000	125	25	25	10	20,000	125	25	25	10	30,000	125	25	25	10	35	60	80
C-2	<u>GENERAL & LIMITED COMMERCIAL</u>	20,000	125	25	25	10	30,000	125	25	25	10	40,000	125	25	25	10	40	75 60	85
C-3	<u>RESORT COMMERCIAL</u>	20,000	125	25	25	10	30,000	125	25	25	10	40,000	125	25	25	10	40	OK 50	55
M-1	<u>LIMITED INDUSTRIAL</u>	40,000	125	40	60	20	40,000	125	40	60	25	40,000	125	45	60	30	40	60	50

NOTES:

- a) See individual Use Class regulations for special and conditional Zoning bulk and coverage controls.
- b) This is the depth at which the minimum lot width shall be measured.
- c) Minimum lot area for residential uses applies to the minimum lot area per dwelling unit.
- d) The minimum side yard shall be increased to 20 feet for any use other than a single family residence when that yard abuts an R, S or O District. A minimum ten (10) foot buffer strip shall be required along the property line in this yard. Off-street parking may be permitted in this yard, but not closer than ten (10) feet to the property line.
- e) The minimum yard shall be increased to 50 feet, including a minimum 25 foot wide buffer strip when that yard abuts an R, S or O District, unless Schedule II requires a larger minimum yard. When parking is located within a yard space that abuts an R, S or O District and/or existing residential use, there shall be a minimum of 25 foot wide, buffer strip along the property line. For all sideyards that are not adjacent to an R, S or O District and/or existing residential use, a five (5) foot wide landscaped strip is required along the property line within all side and rear yards.