

**ARTICLE VIII. AREA, YARD, AND HEIGHT REQUIREMENTS**

**DISTRICTS                                      MINIMUM ALLOWANCES                                      MINIMUM SETBACKS                                      HEIGHT LIMITS**

<b>Zone</b>	<b>Lot Area</b>	<b>Density</b>	<b>Frontage Width</b>	<b>Front</b>	<b>Side</b>	<b>Rear</b>	<b>Average</b>	<b>Maximum</b>
R-1	15,000 SF		50FT (2)	25FT (3)	15 FT (4)	20 FT	36 FT	48 FT (6 & 7)
R-1A	15,000 SF		50FT (2)	25FT (3)	15 FT (4)	20 FT	36 FT	48 FT (6 & 7)
R-2	10,000 SF	FAR 0.5 (1)	50FT (2)	25FT (3)	12 FT (4)	20 FT	48 FT	60 FT (6)
R-2A	10,000 SF	FAR 0.5 (1)	50FT (2)	25FT (3)	12 FT (4)	20 FT	48 FT	60 FT (6)
R-3	7,500 SF	FAR 1.0 (1)	50FT (2)	25FT (3)	8 FT (4)	20 FT	36 FT	48 FT (6)
C-1		FAR 2.0		10 FT			48 FT	60 FT (5 & 6)
C-2		FAR 2.0		15 FT			72 FT	84 FT (6)
		MOTELS						
		HOTELS 2.5						
C-3		FAR 0.5		30 FT	10 FT	20 FT	24 FT	36 FT (6)
C-4	PLANNED UNIT DEVELOPMENT							
C-5		FAR 0.5		30 FT	10 FT	20 FT	24 FT	36 FT (6)
C-6	PLANNED UNIT DEVELOPMENT	FAR 0.5					48 FT	60 FT (8)
FP-1	SUBJECT TO UNDERLYING DISTRICT							

1. Footnote 1 deleted per Ordinance No. 2109
2. Except on Cul-de-sacs, minimum frontage shall be 40 feet.
3. May be reduced to 10 feet if the lot fronts on a street with a 50-foot R-O-W and the natural topography is 30 percent.
4. Per story, except in R-1 and R-1A zones where side yards will increase per story over the first two (2) stories.
5. May be increased to 72 feet average / 84 feet maximum with provision of the following incentives: (a) open space features, and (b) provisions for off-street parking.
6. No portion of the building may extend above this line, except steeples, elevator shafts, chimneys, stairways and similar structures; and that portion of the roof above the average roof height when the average original grade is more than 30 percent, but in all cases the average height must be maintained.
7. On lots (in the R-1 & R-1A districts) where the average original grade of the proposed building site is more than 30 percent and located on the down side of the street, the height may be two (2) stories above street grade, but may not exceed 30 feet above street grade at the highest point provided that a sufficient landscape buffer is installed around the structure's foundation.
8. One structure within the development may exceed these limits, provided that such structure shall not protrude at its uppermost point (including steeples, elevator shafts, chimneys and stairways) above the highest crest located within 500 horizontal feet from the centerline of the structure by more than the lesser of that portion of roof above average roof height or the top of the foliage located on said crest. In the event limited or no foliage exists on the identified crest, the developer shall be required to plant foliage (preferably native, evergreen species) to comply with this exemption. In no instance shall the height of any structure be permitted to exceed 100 feet above the finished grade immediately adjacent to the exterior of the building. For the purposes of this ordinance, "crest" shall mean the uppermost point of a mountain or chain of mountains (excluding over story or trees located thereon) from which the land falls away on at least two (2) sides to an elevation at least 100 feet.