



## 9.5 Standards

STANDARDS	R-1	B-1	M-1
Minimum Lot Area Single Family	40,000 w/o public sewer or public water		
	15,000 w/o public sewer and w/ public water		
	10,500 w/ public sewer and public water		
Two Family	10,500 w/ public sewer and public water		
Multi-Family	5,500 (1 unit + 2,500 sq. ft. for each additional unit.		
Minimum Lot Width at Building Line	75		
Maximum Lot Coverage	30%		
Maximum Building Height	50	50	50
Front Yard	30	20	30
Side Yard (See Note "A")	10	See Note "B"	See Note "B"
Rear Yard	30	0	0
Signs	6 sq. ft.	See Sign Ordinance	See Sign Ordinance
Off Street Parking (See Note "c")	1 / unit		

Note A: Corner lots shall have sufficient extra width to permit establishment of a building line at least twenty-five (25) feet from the side street property line. The distance from the side street property line shall be measured from the street right-of-way paralleling the long dimension of the lot.

Note B: Side yard not specified except when adjoining a residential district. In such case there shall be a side yard not less than ten (10) feet.

Note C: It is the intent of the ordinance that lots of sufficient size be used for any business or service to provide adequate parking and loading space in addition to the space required for the other normal operations of the business or service. Off-street parking is required as follows: 200 sq. ft. of parking space, which includes driving space, per each: 100 sq. ft. Of floor space of one (1) story building; or per each 60 ft. for two (2) story buildings. Off-street parking requirements for public and semi-public structures are as follows: Schools, two car spaces for each school room; Group Assisted Living Facility, one car space per each three beds; Churches, and Auditoriums, one car space per each three (3) seats. Other public and semi-public use as determined in each individual case by the Board of Adjustment. Hospital: one car space per each three beds. Theaters: one car space per each three (3) seats. Off-street loading and unloading shall occur in required rear or side yard.