

## SECTION 512 AREA, BULK, DENSITY AND HEIGHT REGULATIONS

ZONING DISTRICT	MINIMUM <sup>1</sup>				MAXIMUM		
	LOT SIZE acres	WIDTH feet	FRONT YARD SETBACK <sup>2</sup> feet	REAR YARD SETBACK <sup>2</sup> feet	SIDE YARD SETBACK <sup>2</sup> feet per side	LOT COVERAGE	BLDG. HEIGHT <sup>3</sup>
C-1	2 acres	200	50	50	30	20%	35 ft. or 2 1/2 stories
A-1	1 acre	150	50	50	25	20%	35 ft. or 2 1/2 stories
A-2	1 acre	150	50	50	25	20%	35 ft. or 2 1/2 stories
S-1	1 acre <sup>4</sup> 20,000 sq. ft. <sup>5</sup>	150 <sup>4</sup> 100 <sup>5</sup>	40	40	15	20%	35 ft. or 2 1/2 stories
R-1	1 acre <sup>4</sup> 15,000 sq. ft. <sup>5</sup>	150 <sup>4</sup> 75 <sup>5</sup>	30	35	15	20%	35 ft. or 2 1/2 stories
R-2	1 acre <sup>4</sup> 10,000 sq. ft. <sup>5</sup>	150 <sup>4</sup> 60 <sup>5</sup>	25	30	10	25%	35 ft. or 2 1/2 stories
R-MHP	See Page 5-20	See Page 5-20	See Page 5-20	See Page 5-20	See Page 5-20	See Page 5-21	See Page 5-21
B-1	1 acre <sup>4</sup> None. <sup>5</sup>	150 <sup>4</sup> None <sup>5</sup>	20	30	10 <sup>6</sup>	25%	35 ft. or 2 1/2 stories
B-2	1 acre <sup>4</sup> None. <sup>5</sup>	150 <sup>4</sup> None <sup>5</sup>	25	30	10 <sup>6</sup>	30%	35 ft. or 2 1/2 stories
I-1	1 acre <sup>4</sup> None. <sup>5</sup>	150 <sup>4</sup> None <sup>5</sup>	25	35	10 <sup>6</sup>	30%	55 feet
IN-1	2 acres	200	50	50	35	20%	55 feet

1. The minimum requirements may be increased for certain uses as provided for under Article 7, Conditional Uses, Article 8, Supplemental Standards or as otherwise set forth in this Ordinance.
2. A minimum setback distance of one hundred (100) feet shall be required from any Natural Watercourse, (as defined in Article 2)
3. The height limitations of this Ordinance shall not apply to church spires, belfries, cupolas, domes, chimneys, flagpoles, water towers, skylights; or to any accessory mechanical appurtenances usually located above the roof level. Height regulations for Wind Energy Facilities and Small Wind Energy Conversion Systems are governed under Article 7 of this Ordinance.
4. On-lot sewage and potable water provided by a centralized water supply system.
5. Central sewage and potable water provided by a centralized water supply system.
6. 20 feet required when abutting any District which allows a residential use by right.