

<b>Primary building setback requirements</b>							
Zoning		Lot Width Frontage	Minimum Lot Size		Minimum Setback		
District			Area		Front From ROW*	Side	Rear
R-A		150 Ft.	45,000 SF		50 Ft	10 Ft./30 Ft. **	30 Ft.
R-1		100 Int Lot/135 Corner Lot	40,000 SF/25,000 SF if w/sewer serv		50 Ft.	10 Ft./30 Ft. **	30 Ft.
R-2	1 Family	100 Int Lot/135 Corner Lot	25,000 SF		50 Ft.	10 Ft./30 Ft. **	30 Ft.
	2 Family	150 Int Lot/175 Corner Lot	40,000 SF		50 Ft.	10 Ft./30 Ft. **	30 Ft.
R-3	1 Family	100 Int Lot/135 Corner Lot	25,000 SF		50 Ft.	10 Ft./30 Ft. **	30 Ft.
	2 Family	150 Int Lot/175 Corner Lot	40,000 SF		50 Ft.	10 Ft./30 Ft. **	30 Ft.
R-C	1 Family	100 Int Lot/135 Corner Lot	25,000 SF		50 Ft.	10 Ft./30 Ft. **	30 Ft.
	2 Family	150 Int Lot/175 Corner Lot	40,000 SF		50 Ft.	10 Ft./30 Ft. **	30 Ft.
	Multi-Fam	100 Ft. for 1st unit then 20 each add up to 200	11,000 SF per dwelling unit		30 Ft. from pavement edge	30 Ft.	30 Ft.
	Other	As required by site for parking etc.	As required by site for parking etc.		40 Ft.	10 Ft.	30 Ft.
C-1	1 Family	100 Int Lot/135 Corner Lot	25,000 SF		50 Ft.	10 Ft./30 Ft. **	30 Ft.
	2 Family	150 Int Lot/175 Corner Lot	40,000 SF		50 Ft.	10 Ft./30 Ft. **	30 Ft.
	Multi-Fam	100 Ft. for 1st unit then 20 each add up to 200	11,000 SF per dwelling unit		30 Ft. from pavement edge	30 Ft.	30 Ft.
	Other	As required by site for parking etc.	As required by site for parking etc.		40 Ft.	30 ft.***	10 Ft./30 Ft.Abut Resi.
C-2	1 Family	100 Int Lot/135 Corner Lot	25,000 SF		50 Ft.	10 Ft./30 Ft. **	30 Ft.
	2 Family	150 Int Lot/175 Corner Lot	40,000 SF		50 Ft.	10 Ft./30 Ft. **	30 Ft.
	Multi-Fam	100 Ft. for 1st unit then 20 each add up to 200	11,000 SF per dwelling unit		30 Ft. from pavement edge	30 Ft.	30 Ft.
	Other	As required by site for parking etc.	As required by site for parking etc.		40 Ft.	30 ft.***	10 Ft./30 Ft.Abut Resi.
I-1		As required by site for parking etc.	As required by site for parking etc.		50 Ft.	10 Ft./50 Ft. if abut Resi.	10 Ft./50 Ft. if abut Resi.
I-2		As required by site for parking etc.	As required by site for parking etc.		50 Ft.	10 Ft./100 Ft. if abut Resi.	10 Ft./100 Ft. if abut Resi.
* Any property fronting on a state or county road shall have a minimum of 65 setback to allow for future widening.							
** 30 Foot setback applies to second principal buildings							
***Side yard may be omitted/if provided must be at least 5/ft for vehicular traffic then 12/ft abutting residential must be 30/ft							
Revised: February 7, 2008							
X:\Building\General Office Forms\Zoning Cheat Sheet							

