

2. Population Density, Land Coverage, and Other Special Restrictionsa. Minimum Lot Area(1) Group or row family dwelling

- 1-story: 3000 sq. ft. per unit
- 2-story: 2500 sq. ft. per unit

(2) Multiple Dwelling

- 1-story: 3000 sq. ft. per unit (\pm 14.5 u/ac)
- 2-story: 2500 sq. ft. per unit (\pm 17.5 u/ac)
- 3-story: 2200 sq. ft. per unit (\pm 20.0 u/ac)
- 4-story: 2000 sq. ft. per unit (\pm 22.0 u/ac)
- 5-story: 900 sq. ft. per unit (\pm 48.5 u/ac)
- or more: 900 sq. ft. per unit (\pm 48.5 u/ac)

(3) Community Center for Elderly

Minimum lot size: 1 acre

b. Minimum Requirements(1) Group or row family dwelling

- Minimum front yard 25 ft. (Except 20% of lot depth, whichever is greater, except 50 feet maximum required)
- Minimum side yard 5 ft. or 10% of lot width up to 12 ft.
- Minimum rear yard 25 ft. or 20% of lot depth up to 50 ft.
- Maximum building height 2½ stories, 45 ft. (Except a church, synagogue, or other place of worship may rise to 75 feet provided each yard is increased one foot for each 2½ feet above 35 feet.)
- Maximum lot coverage 40%

(2) Multifamily (Medium or High Rise)

- Minimum front yard 25 ft. plus 1 ft. for each 5 ft. above 45 feet in height.
- Minimum side yard 12 ft. plus 1 ft. for each 3 ft. above 45 ft. in height.
- Minimum rear yard 25 ft.
- Maximum building height unlimited.

(3) Community Center for Elderly

- Minimum front yard 25 ft. where lot abuts residential use
- Minimum side yard 25 ft. where lot abuts residential use
- Minimum rear yard 25 ft. where lot abuts residential use

c. Minimum Parking(1) Group or row family dwelling

- efficiency or 1-bedroom unit .75 space/unit
- 2-bedroom units 1½ space/unit
- 3-bedroom units 2 space/unit