

Proposed edits are shown as follows: deletions are shown as ~~red strike-through~~ text; additions shown as underlined highlighted text.

Article 3. Zoning District Dimensional Standards

3.3 MEASUREMENT AND EXCEPTIONS

A. Description

This section identifies and explains forms of measurement used throughout this Chapter and exceptions thereto.

B. Height of Building

1. The “height” of a building shall be the vertical distance of a building measured from the average established grade at the street line or from the average natural front yard ground level, whichever is higher, to:
 - a. The highest point of the roof's surface;
 - ~~b. To the deck line of mansard roofs;~~
 - c. To the peak for hip, mansard and gable roofs; but excluding
 - d. Encroachments as provided in Section 3.3C. below. ~~such as, but not limited to, chimneys, cooling towers, elevator bulkheads, penthouse, tanks, water towers, radio towers, ornamental cupolas, domes and spires, and parapet walls not exceeding ten additional feet in height. If the street grade has not been officially established, the average front yard grade shall be used for a base level.~~
2. Within the I-RU district only, building height shall be measured from the average established grade prior to development.

C. Height Encroachments

All buildings must comply with the height encroachment restrictions set forth in this Article 3 applicable to the zoning district in which the building is located. Encroachments shall include, but not be limited to, chimneys, cooling towers, elevator bulkheads, penthouse, tanks, water towers, radio towers, ornamental cupolas, domes and spires, steeples, and parapet walls. ~~;~~ ~~provided, however, in zoning districts where the height of buildings is restricted to two or three stories, encroachments, such as, but not limited to, towers, chimneys, and vent stacks may extend for an additional height not to exceed forty feet (40.0') above the maximum height otherwise allowed in the zoning district.~~ Additionally, Water water stand pipes and tanks, ~~church~~ steeples, domes and spires, and school and institutional buildings located within a residential district may be constructed up to the maximum height allowed within the zoning district ~~three stories in height in residential district that are otherwise restricted to two stories in height~~ provided that the side and rear yard setbacks for such lot shall be increased by one foot (1.0') for each one foot (1.0') that such structures exceed 28 feet ~~two stories~~ in height.

D. Story Height

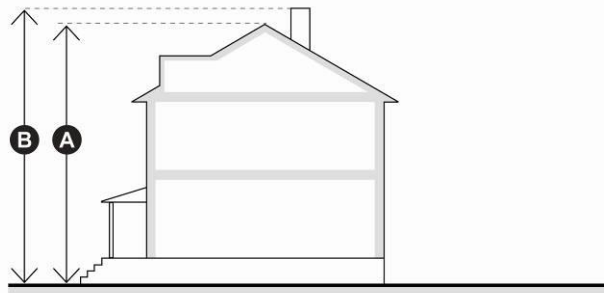
The “height of a story” when “story” is used to mean the number of floors in a building means the height between the successive floors of a building or from the top floor to the roof. The standard height for a story is 14 feet.

3.4 R-1 (ONE FAMILY RESIDENCE DISTRICT-1)

Description

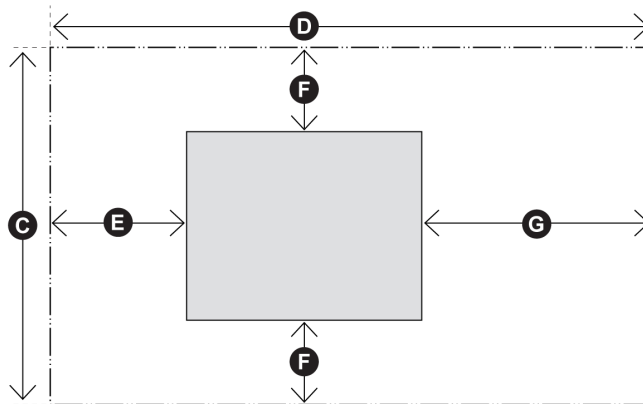
The R-1 District is intended to accommodate one-family detached houses on large individual lots. Compatible civic and institutional uses are also permitted. Houses have a minimum floor area of 2,200 square feet. The minimum lot size of one acre generates a low density development pattern, the lowest of the R-districts. The district should be applied in areas where the land use pattern is predominately one-family detached houses on large individual lots or where such a pattern is desired in the future.

Height (see Section 3.3 for additional height provisions)



- A** Height (~~2.5 max stories~~)
- A** Height of Building (**max** ~~40~~ **35** ~~max~~ ft)
- B** Height of Encroachments (**max** ~~45~~ **40** ~~max~~ ft)

Siting (see Section 3.3 for additional lot and yard provisions)



- Lot Area (min 1 acre)
- C** Lot Width (min 150 ft)
- D** Lot Depth (min 150 ft)
- E** Front Yard (min 50 ft)
- F** Side Yard, (min 10% of lot width, not to exceed 20 ft)
- G** Rear Yard (min 15 ft)
- Lot Coverage (max 25%)
- Floor Area Per Unit (min 2,200 sq ft)

Notes

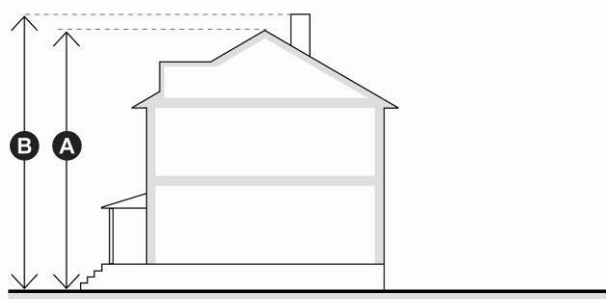
1. For placement of structures, parking areas and driveways in front yards, see Section 3.3H.2.g.
2. Average front setback may apply, see Section 3.3H.2.d.
3. For allowed encroachments ~~for 2 and 2½ story buildings~~, see Section 3.3C.
4. For setbacks on corner lots, see Section 3.3I.2.c. and d.
5. For rear yard and lot coverage requirements, see Section 3.3J.2.a. and b.
6. For location and regulation of accessory structures, see Section 2.9.

3.5 R-2 (ONE FAMILY RESIDENCE DISTRICT-2)

Description

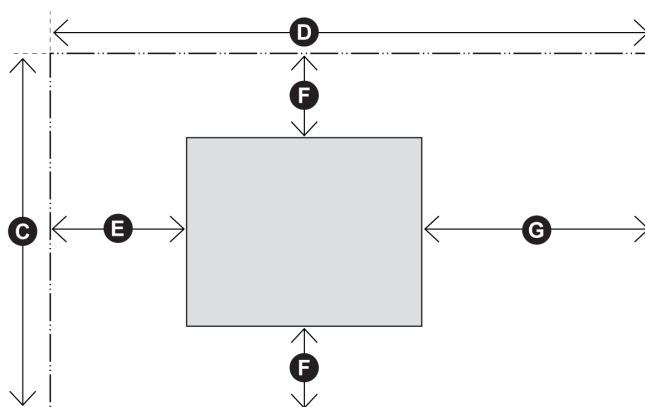
The R-2 District is intended to accommodate one-family detached houses on medium-sized individual lots. Compatible civic and institutional uses are also permitted. Houses have a minimum floor area of 1,900 square feet. The minimum lot size of 13,000 square feet generates a low density development pattern that is more dense than R-1. The district should be applied in areas where the land use pattern is predominately one-family detached houses on medium-sized individual lots or where such a pattern is desired in the future.

Height (see Section 3.3 for additional height provisions)



- A** Height (max ~~2.5~~ stories)
- A** Height of Building (max ~~40~~ 35 ft)
- B** Height of Encroachments (max ~~45~~ 40 ft)

Siting (see Section 3.3 for additional lot and yard provisions)



- Lot Area (min 13,000 sq ft)
- C** Lot Width (min 100 ft)
- D** Lot Depth (min 110 ft)
- E** Front Yard (min 25 ft)
- F** Side Yard (min 5 ft)
- G** Rear Yard (min 10 ft)
- Lot Coverage (max 45%)
- Floor Area Per Unit (min 1,900 sq ft)

Notes

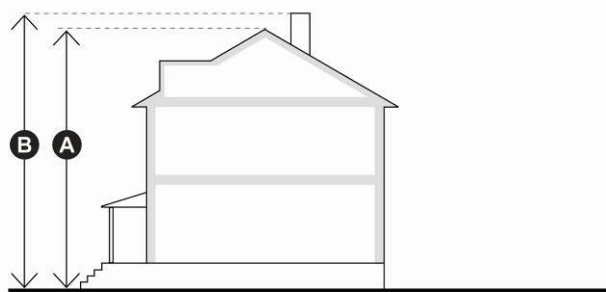
1. For placement of structures, parking areas and driveways in front yards, see Section 3.3H.2.g.
2. Average front setback may apply, see Section 3.3H.2.d.
3. For allowed encroachments ~~for 2 and 2½ story buildings~~, see Section 3.3C.
4. For setbacks on corner lots, see Section 3.3I.2.c. and d.
5. For rear yard and lot coverage requirements, see Section 3.3J.2.a.
6. For location and regulation of accessory structures, see Section 2.9.

3.6 R-3 (ONE FAMILY RESIDENCE DISTRICT-3)

Description

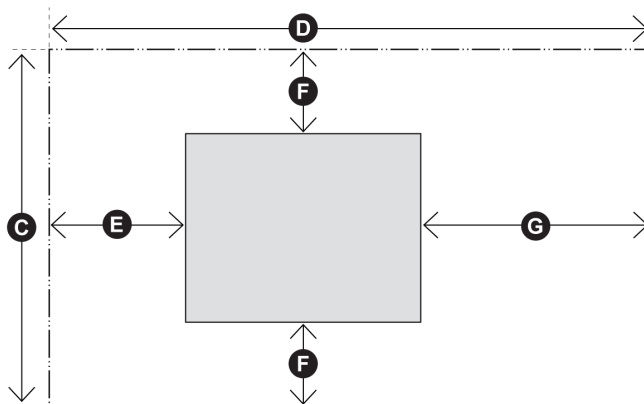
The R-3 District is intended to accommodate one-family detached houses on medium sized individual lots. Compatible civic and institutional uses are also permitted. Houses have a minimum floor area of 1,800 square feet. The minimum lot size of 10,000 square feet generates a low density development pattern that is more dense than those allowed in the R-2 district. R-3 allows the same density as R-4, but the minimum floor area of a house in R-3 is greater than in R-4. The district should be applied in areas where the land use pattern is predominately one-family detached houses on medium-sized individual lots or where such a pattern is desired in the future.

Height (see Section 3.3 for additional height provisions)



- A** ~~Height (max 2 stories)~~
- A** Height of Building (max ~~40~~ 35 ft)
- B** Height of Encroachments (max ~~45~~ 40 ft)

Siting (see Section 3.3 for additional lot and yard provisions)



- Lot Area (min 10,000 sq ft)
- C** Lot Width (min 80 ft)
- D** Lot Depth (min 110 ft)
- E** Front Yard (min 25ft)
- F** Side Yard (min 5 ft)
- G** Rear Yard (min 10 ft)
- Lot Coverage (max 45%)
- Floor Area Per Unit (min 1,800 sq ft)

Notes

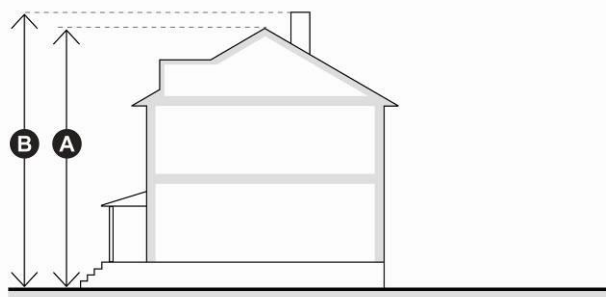
1. For placement of structures, parking areas and driveways in front yards, see Section 3.3H.2.g.
2. Average front setback may apply, see Section 3.3H.2.d.
3. For allowed encroachments ~~for 2-story buildings~~, see Section 3.3C.
4. For setbacks on corner lots, see Section 3.3I.2.c. and d.
5. For rear yard and lot coverage requirements, see Section 3.3J.2.a.
6. For location and regulation of accessory structures, see Section 2.9.

3.7 R-4 (ONE FAMILY RESIDENCE DISTRICT-4)

Description

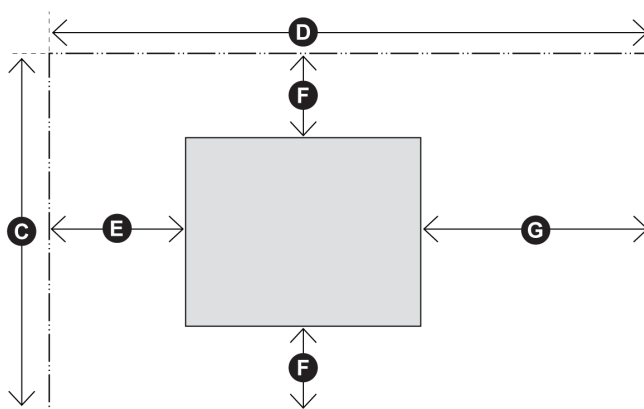
The R-4 District is intended to accommodate one-family detached houses on medium-sized individual lots. Compatible civic and institutional uses are also permitted. Houses have a minimum floor area of 1,600 square feet. The minimum lot size of 10,000 square feet generates the same density as R-3, but the minimum floor area of a house in R-4 is less than in the R-3 district. The district should be applied in areas where the land use pattern is predominately one-family detached houses on medium-sized individual lots or where such a pattern is desired in the future.

Height (see Section 3.3 for additional height provisions)



- A** Height (max 2 stories)
- A** Height of Building (max ~~40~~ 35 ft)
- B** Height of Encroachments (max ~~45~~ 40 ft)

Siting (see Section 3.3 for additional lot and yard provisions)



- Lot Area (min 10,000 sq ft)
- C** Lot Width (min 80 ft)
- D** Lot Depth (min 110 ft)
- E** Front Yard (min 25 ft)
- F** Side Yard (min 5 ft)
- G** Rear Yard (min 10 ft)
- Lot Coverage (max 45%)
- Floor Area Per Unit (min 1,600 sq ft)

Notes

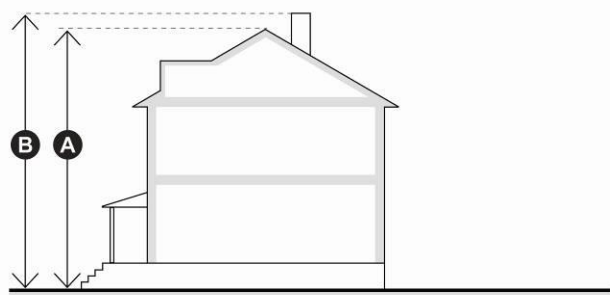
- For placement of structures, parking areas and driveways in front yards, see [Section 3.3H.2.g](#).
- Average front setback may apply, see [Section 3.3H.2.d](#).
- For allowed encroachments ~~for 2-story buildings~~, see [Section 3.3C](#).
- For setbacks on corner lots, see [Section 3.3I.2.c](#) and d.
- For rear yard and lot coverage requirements, see [Section 3.3J.2.a](#)
- For location and regulation of accessory structures, see Section 2.9.

3.8 R-5 (ONE FAMILY RESIDENCE DISTRICT-5)

Description

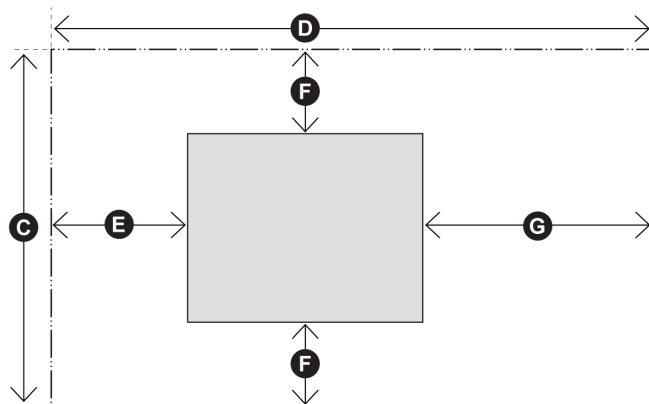
The R-5 District is intended to accommodate one-family detached houses on small individual lots. Compatible civic and institutional uses are also permitted. Houses have a minimum floor area of 1,500 square feet. The minimum lot size of 8,700 square feet generates a low density development pattern that is higher than other R-districts. R-5 allows the same density as R-6, but the minimum floor area for a house in R-5 is greater than in R-6. The district should be applied in areas where the land use pattern is predominately one-family detached houses on small individual lots or where such a pattern is desired in the future.

Height (see Section 3.3 for additional height provisions)



- A** ~~Height (max 2 stories)~~
- A** Height of Building (max 35 ft)
- B** Height of Encroachments (max 40 ft)

Siting (see Section 3.3 for additional lot and yard provisions)



- Lot Area (min 8,700 sq ft)
- C** Lot Width (min 70 ft)
- D** Lot Depth (min 110 ft)
- E** Front Yard (min 25 ft)
- F** Side Yard (min 5 ft)
- G** Rear Yard (min 10 ft)
- Lot Coverage (max 50%)
- Floor Area Per Unit (min 1,500 sq ft)

Notes

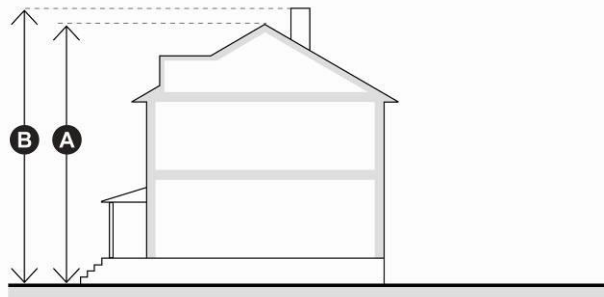
1. For placement of structures, parking areas and driveways in front yards, see Section 3.3H.2.g.
2. Average front setback may apply, see Section 3.3H.2.d.
3. For allowed encroachments ~~for 2-story buildings~~, see Section 3.3C.
4. For setbacks on corner lots, see Section 3.3I.2.c.
5. For rear yard and lot coverage requirements, see Section 3.3J.2.a.
6. For location and regulation of accessory structures, see Section 2.9.

3.9 R-6 (ONE FAMILY RESIDENCE DISTRICT-6)

Description

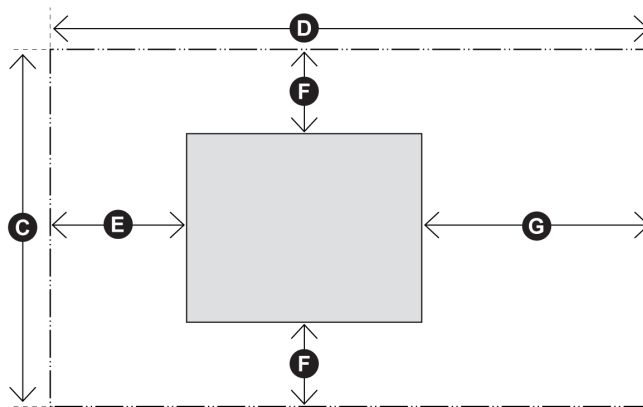
The R-6 District is intended to accommodate one-family detached houses on small individual lots. Compatible civic and institutional uses are also permitted. Houses have a minimum floor area of 1,300 square feet. The minimum lot size of 8,700 square feet generates a low density development pattern. R-6 allows the same density as R-5, but the minimum floor area for a house in R-6 is greater than in the R-5 district. The R-6 district should be applied in areas where the land use pattern is predominately one-family detached houses on small individual lots or where such a pattern is desired in the future.

Height (see Section 3.3 for additional height provisions)



- A** Height (max 2 stories)
- A** Height of Building (max 35 ft)
- B** Height of Encroachments (max 40 ft)

Siting (see Section 3.3 for additional lot and yard provisions)



- Lot Area (min 8,700 sq ft)
- C** Lot Width (min 70 ft)
- D** Lot Depth (min 110 ft)
- E** Front Yard (min 25 ft)
- F** Side Yard, (min 5 ft)
- G** Rear Yard (min 10 ft)
- Lot Coverage (max 50%)
- Floor Area Per Unit (min 1,300 sq ft)

Notes

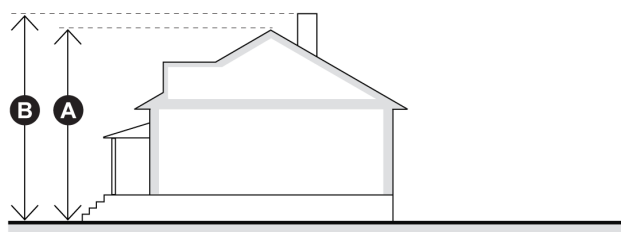
1. For placement of structures, parking areas and driveways in front yards, see Section 3.3H.2.g.
2. Average front setback may apply, see Section 3.3H.2.d.
3. For allowed encroachments **for 2-story buildings**, see Section 3.3C.
4. For setbacks on corner lots, see Section 3.3I.2.c. and d.
5. For rear yard and lot coverage requirements, see Section 3.3J.2.a.
6. For location and regulation of accessory structures, see Section 2.9.

3.10 D-1 (TWO FAMILY RESIDENCE DISTRICT-1)

Description

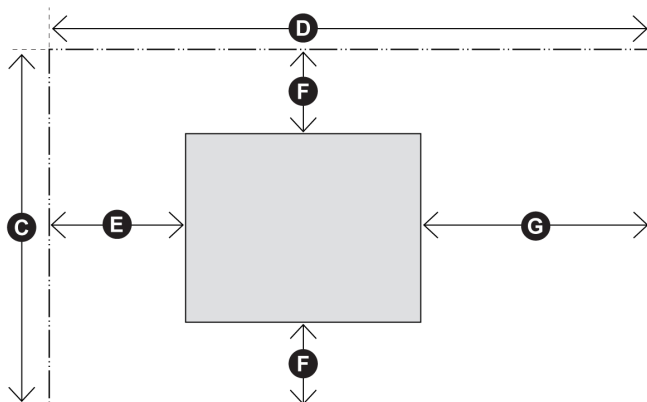
The D-1 District is intended to accommodate duplexes and one-family houses on individual lots and provide two housing options within the same district. Compatible civic and institutional uses are also permitted. Each dwelling unit has a minimum floor area of 1,200 square feet. Lot sizes are medium and vary with building type. Lot sizes are larger than in D-2 and density is lower. The district should be applied in areas where the land use pattern is a mixture of duplexes and one-family houses or where such a pattern is desired in the future.

Height (see Section 3.3 for additional height provisions)



- A** Height (max 2 stories)
- A** Height of Building (max 35 ft)
- B** Height of Encroachments (max 40 ft)

Siting (see Section 3.3 for additional lot and yard provisions)



Lot Area (min sq ft)
One Family Detached
(8,700 per unit)
Two-Family (4,350 per
unit)

- C** Lot Width (min 70 ft)
- D** Lot Depth (min 110 ft)
- E** Front Yard (min 25 ft)
- F** Side Yard (min 5 ft)
- G** Rear Yard (min 10 ft)
- Lot Coverage (max 40%)
- Floor Area Per Unit (min 1,200 sq ft)

Notes

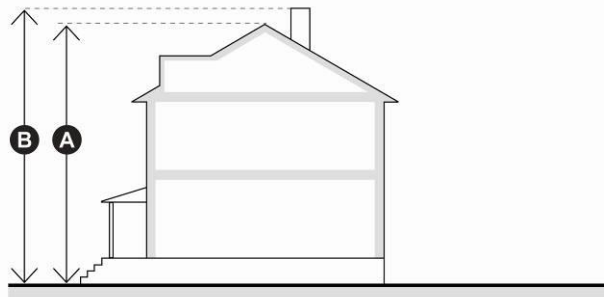
1. For placement of structures, parking areas and driveways in front yards, see Section 3.3H.2.g.
2. Average front setback may apply, see Section 3.3H.2.d.
3. For allowed encroachments **for 2-story buildings**, see Section 3.3C.
4. For setbacks on corner lots, see Section 3.3I.2.c. and d.
5. For rear yard and lot coverage requirements, see Section 3.3J.2.a.
6. For location and regulation of accessory structures, see Section 2.9.

3.11 D-2 (TWO FAMILY RESIDENCE DISTRICT-2)

Description

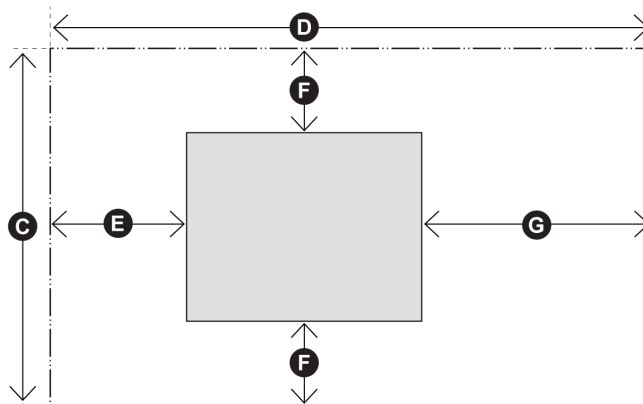
The D-2 District is intended to accommodate duplexes and one-family houses on individual lots and provide two housing options within the same district. Compatible civic and institutional uses are also permitted. Each dwelling unit has a minimum floor area of 1,000 square feet. Lot sizes are medium and vary with building type. Lot sizes are smaller than in D-1 and density is greater. The district should be applied in areas where the land use pattern is a mixture of duplexes and one-family houses or where such a pattern is desired in the future.

Height (see Section 3.3 for additional height provisions)



- A** Height (max 2 stories)
- A** Height of Building (max 35 ft)
- B** Height of Encroachments (max 40 ft)

Siting (see Section 3.3 for additional lot and yard provisions)



Lot Area (min sq ft)
One Family Detached
(7,500 per unit)
Two Family (3,750 per
unit)

- C** Lot Width (min 60 ft)
- D** Lot Depth (min 110 ft)
- E** Front Yard (min 25 ft)
- F** Side Yard (min 5 ft)
- G** Rear Yard (min 10 ft)

Lot Coverage (max 40%)
Floor Area Per Unit (min
1,000 sq ft)

Notes

1. For placement of structures, parking areas and driveways in front yards, see [Section 3.3H.2.g.](#)
2. Average front setback may apply, see [Section 3.3H.2.d.](#)
3. For allowed encroachments ~~for 2-story buildings~~, see [Section 3.3C.](#)
4. For setbacks on corner lots, see [Section 3.3I.2.c.](#) and [Section 3.3I.2.d.](#)
5. For rear yard and lot coverage requirements, see [Section 3.3J.2.a.](#)
6. For location and regulation of accessory structures, see [Section 2.9.](#)