

26.11 Lot Requirement Standards by District: Non-Residential:

(Amended 11/1/2012)

| Lot and Building Standards | | VZ | IDZ | B-1 | B-2 | B-3 | B-4 | M | I-1 | I-2 | IP |
|----------------------------|---|--------|---------|---------|--------|--------|--------|--------|--------|--------|--------|
| | | 10,000 | 200,000 | 200,000 | 10,000 | 10,000 | 20,000 | 10,000 | 20,000 | 40,000 | 80,000 |
| 26.11.1 | Minimum lot area (in sq. ft.) | | | | | | | | | | |
| 26.11.2 | Reserved for Future Use | | | | | | | | | | |
| 26.11.3 | Minimum lot area for a dwelling (in sq. ft.) | n/a | n/a | n/a | 10,000 | 10,000 | n/a | n/a | n/a | n/a | n/a |
| 26.11.4 | Minimum square on the lot (in sq. ft.) See Section 26.4.1 | 70 | 300 | 300 | 60 | 60 | 80 | 60 | 80 | 100 | 100 |
| | | X | X | X | X | X | X | X | X | X | X |
| | | 70 | 300 | 300 | 60 | 60 | 80 | 60 | 80 | 100 | 100 |
| 26.11.5 | Minimum lot frontage at the street line (in feet) | 70 | 300 | 300 | 60 | 60 | 80 | 60 | 80 | 100 | 100 |
| 26.11.6 | Minimum setback from the front lot line (in feet) | 15 | 50 | 50 | 25 | 25 | 25 | 25 | 25 | 50 | 50 |
| 26.11.7 | Maximum setback from front lot line (in feet) | 30 | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| 26.11.8 | Minimum setback from any lot line other than a front or rear lot line (in feet) | 10 | 50* | 50 | 10 | 10 | 10 | 10 | 15 | 25 | 25 |
| 26.11.9 | (Space intentionally left blank) | | | | | | | | | | |
| 26.11.10 | Minimum setback from rear lot line (in feet) | 10 | 50* | 50 | 10 | 10 | 10 | 10 | 15 | 25 | 25 |
| 26.11.11 | Minimum setback from Residence or Village Zone District boundary line (in feet) | n/a | 100 | 100 | 50 | 50 | 50 | 50 | 50 | 50 | 100 |
| 26.11.12 | Maximum number of stories for a building | 3 | 3* | 3 | 3 | 3 | 3 | 3 | -- | -- | -- |
| 26.11.13 | Maximum height for a building structure (in feet) | 35 | 45* | 40 | 40 | 35 | 40 | 30 | 35 | 50 | 50 |
| 26.11.14 | Maximum ground coverage as percent of lot area as defined in Section 3 | 60% | 80% | 80% | 60% | 90% | 80% | 90% | 75% | 75% | 75% |
| 26.11.15 | Maximum floor area as percent of lot area including all stories (Section 3). | 50% | 40% | 40% | 40% | 200% | 100% | 100% | 200% | 100% | 50% |
| 26.11.16 | Minimum floor area for one-story dwelling (in sq. ft.) | 1,000 | n/a | n/a | 900 | 900 | n/a | n/a | n/a | n/a | n/a |
| 26.11.17 | Minimum total floor area on all floors for split-level dwelling (in sq. ft.) | 1,000 | n/a | n/a | 1,000 | 1,000 | n/a | n/a | n/a | n/a | n/a |
| 26.11.18 | Minimum floor area for two-story dwelling (in sq. ft.) | | | | | | | | | | |
| 26.11.19 | (a) Ground floor | 1,000 | n/a | n/a | 750 | 750 | n/a | n/a | n/a | n/a | n/a |
| 26.11.20 | (b) Total floor area | 1,500 | n/a | n/a | 1,000 | 1,000 | n/a | n/a | n/a | n/a | n/a |

| <u>Lot and Building Standards</u> | | <u>VZ</u> | <u>IDZ</u> | <u>B-1</u> | <u>B-2</u> | <u>B-3</u> | <u>B-4</u> | <u>M</u> | <u>I-1</u> | <u>I-2</u> | <u>IP</u> |
|-----------------------------------|--|-----------|------------|------------|------------|------------|------------|----------|------------|------------|-----------|
| 26.11.21 | Minimum floor area for each family in two-family dwelling (in sq. ft.) | n/a | n/a | n/a | 500 | 500 | n/a | n/a | n/a | n/a | n/a |
| 26.11.22 | Maximum floor area on ground floor for any one building (in sq. ft.) | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| 26.11.23 | Maximum footprint of any single building, except as otherwise specified in these Regulations (in sq. ft.) <small>(Amended 1/1/2015)</small> | 10,000 | n/a | 40,000 | 40,000 | 40,000 | 40,000 | 40,000 | 40,000 | 40,000 | 40,000 |

(Amended 2/1/2015 to add IDZ)