

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 X 70	300 X 300	300 X 300	60 X 60	60 X 60	80 X 80	60 X 60	80 X 80	100 X 100	100 X 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

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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)