

ZONING REQUIREMENTS

DISTRICT	LOT SIZE (Square Feet)	WIDTH	FRONT SET BACK	SIDE SET BACK	CORNER SET BACK	REAR SET BACK	HEIGHT
CR (Conservation Recreation)	217,800	N/A	50'	50'	50'	50'	N/A
ER-1 (Estate Residence)	80,000	150'	45'	20'	30'	40'	45'
ER-2 (Estate Residence)	40,000	150'	40'	20'	30'	40'	45'
R1 (SF Residence)	10,000	75'	30'	10'	20'	40'	45'
R2 (SF Residence)	7,200	60'	25'	6'	20'	30'	45'
R3 (SF Residence)	6,000	50'	20'	6'	15'	25'	45'
R4 (One & Two-Family Residence)							
SF	6,000	60'	20'	6'	15'	25'	45'
2F	7,200	60'	20'	6'	15'	25'	45'
R5 (Limited General Residence)							
SF & 2F	6,000	50'	25'	6'	20'	25'	45'
1 BR	2,000/unit	50'	25'	12'	20'	25'	45'
2 BR	2,500/unit	50'	25'	12'	20'	25'	45'
R6 (General Residence)							
SF & 2F	6,000	50'	25'	6'	20'	25'	45'
1 BR	1,000/unit	50'	25'	10'	20'	25'	N/A
2 BR	1,250/unit	50'	25'	10'	20'	25'	N/A
3 BR	1,500/unit	50'	25'	10'	20'	25'	N/A
4 BR	2,000/unit	50'	25'	10'	20'	25'	N/A
R7 (General Residence)							
SF & 2F	6,000	50'	25'	6'	20'	25'	45'
1 BR	800/unit	50'	25'	10'	20'	25'	N/A
2 BR	1,000/unit	50'	25'	10'	20'	25'	N/A
3 BR	1,200/unit	50'	25'	10'	20'	25'	N/A
4 BR	1,500/unit	50'	25'	10'	20'	25'	N/A
R8 (General Residence)							
SF & 2F	6,000	50'	25'	6'	20'	25'	45'
1 BR	250/unit	50'	25'	10'	20'	25'	N/A
2 BR	400/unit	50'	25'	10'	20'	25'	N/A
3 BR	550/unit	50'	25'	10'	20'	25'	N/A
4 BR	700/unit	50'	25'	10'	20'	25'	N/A
B1 (Neighborhood Convenience)	N/A	N/A	15'	0'	15'	0'	45'
B2 (Community Shopping)	N/A*	N/A	15'	0'	15'	0'	100'
B3 (General Commercial)	N/A**	N/A	15'	0'	15'	0'	100'
B4 (Central Business)	N/A	N/A	0'	0'	0'	0'	N/A
B5 (Central Service)	N/A	N/A	0'	0'	0'	0'	N/A
M-CR (Marine-Commercial Recreation)	N/A	N/A	20'	20'	20'	20'	45'
O/I-1 (Office/Institutional)	6,000	50'	5'	0'	5'	0'	N/A
O/I-2 (Office/Institutional)	15,000	100'	15'	0'	15'	0'	N/A
R/LI (Research/Light Industrial)	40,000	N/A	30'	10'	30'	20'	60'
I1 (Restricted Industrial)	N/A	N/A	30'	10'	30'	20'	60'
I2 (General Industrial)	N/A	N/A	20'	10'	20'	20'	80'
L1 (South Lakefront)							
SF	3,600	30'	15'	5'	10'	20'	35'
B & B	3,600	30'	15'	5'	10'	20'	35'
MF	9,000	90'	***	***	***	***	45'

* = Square footage of 15,000 square feet required for garages for storage, repair and service of vehicles.

** = * + 30,000 square feet for motor vehicle sales + 3 acres for auto auction establishments.

*** = As required by the Downtown/Lakefront Master Plan Design Guidelines.