

5.3.5 **Height**

The maximum height set forth in Table I shall not include mechanical devices, mechanical penthouses and parapets as determined by the Official and in no instance, shall the number of building stories exceed three (3), excluding basement level story, defined as at least fifty (50) percent below grade, on average, as determined by the Official.

5.4 - **TABLE 1 - DIMENSIONAL REGULATIONS**

	R-200	R-80	R-Med	R-20	R-20M	MU	PD	Village
Minimum Lot Area (in square feet)	200,000	80,000	40,000	20,000	20,000	20,000	200,000	20,000
Minimum Lot Area per Dwelling Unit (in square feet)	200,000	80,000	40,000	20,000	20,000/1F 40,000/2F+ 20,000/ Multi-Family Unit	20,000	20,000	20,000
Minimum Frontage and Lot Width (in feet)	300	200	150	125	125/1F 150/2F+ See §5.5 Multi-Family	125	300	150
Minimum Front Yard (in feet)	50	40	30	30	30	30	50	0
Minimum Side Yard (in feet)	40	25	20	15	15	15	40	0
Minimum Rear Yard (in feet)	100	75	40	30	30	30	100	0
Maximum Lot Coverage ¹	10%	10%	20%	25%	25%	25%	25%	30%
Maximum Height (in feet)	39	39	39	39	39	39	39	39

¹Lot Coverage includes Structures ONLY.

NOTE: For the purposes of calculating minimum lot and yard dimensions, area, density, maximum lot coverage, and the maximum number of lots or dwelling units permitted in a Conservation Development in any zoning district where permitted, the provisions of Section 5.6 of this Ordinance shall apply.

	Commercial	Highway Commercial	Light Industrial	Industrial	Planned Corporate Park	Planned Corporate Single Site
Minimum Lot Area (in square feet)	40,000	60,000	100,000	200,000 and 40,000 for industrial cluster	1 acre within 6 acre park	3 acres
Minimum Frontage and Lot Width (in feet)	200	300	300	300	100	200
Minimum Front Yard (in feet)	60	60	100	100	100	150
Minimum Side Yard (in feet)	40	40	40	40	40	50
Minimum Rear Yard (in feet)	50	50	50	50	50	50
Maximum Lot Coverage ¹	30%	30%	50%	50%	25%	35%
Maximum Impervious Surface ²	N/A	N/A	N/A	N/A	65% of entire park	65%
Maximum Floor Area Ratio	0.5	0.5	0.5	0.5	0.5	0.5
Maximum Height (in feet)	48	48	48	48	48	48

¹Lot Coverage includes Structures ONLY.

²Impervious Surface includes Structures, Pavement, Sidewalks, and other Impervious Surfaces.

NOTE: For the purposes of calculating minimum lot and yard dimensions, area, density, maximum lot coverage, and the maximum number of lots or dwelling units permitted in a Conservation Development in any zoning district where permitted, the provisions of Section 5.6 of this Ordinance shall apply.