

# Chart of Lot sizes and setbacks:

## June 1994 Regulations

Classification	Lot Size	Width	Front	Sides	Rear
Rural	22,500	100	30, 40 <sup>s1</sup>	15, 30 <sup>s2</sup>	30
SA	22,500	100	25, 40 <sup>s1</sup>	15 <sup>s3</sup>	25 <sup>s3</sup>
A-1	5 Acre	300	50	15 <sup>s3</sup>	25 <sup>s3</sup>
A-2	40,000	150	50	15 <sup>s3</sup>	25 <sup>s3</sup>
A-3	20,000	100	30	10 <sup>s3</sup>	25 <sup>s3</sup>
A-4	12,500	90	30	10 <sup>s3</sup> , 20 <sup>s2</sup>	25 <sup>s3</sup>
A-5	12,500	90	40	10 <sup>s3</sup> ,	25 <sup>s3</sup>
A-6	Varies		25	5 <sup>s4</sup>	25 <sup>s4</sup>
LC	12,500	60, 80 <sup>1</sup>	15 <sup>s4</sup>	3 <sup>2,3</sup>	3 <sup>2,3</sup>
C-1	20,000	60, 80 <sup>1</sup>	15 <sup>s4</sup>	3 <sup>2,3</sup>	3 <sup>2,3</sup>
C-2	30,000	75, 100 <sup>1</sup>	15 <sup>s4</sup>	3 <sup>2,3</sup>	3 <sup>2,3</sup>
M-1	10,000	75	25	5 <sup>2</sup>	5 <sup>4</sup>
M-2	40,000	200	25	5 <sup>2</sup>	5 <sup>4</sup>
M-3	90,000	300	50	5 <sup>2</sup>	5 <sup>4</sup>

<sup>s1</sup> Setback required from major or minor arterials, or collector.

<sup>s2</sup> Setback from side street.

<sup>s3</sup> Plus 1 foot for each foot of building height over 20 feet above base flood elevation.

<sup>s4</sup> Plus 1 foot for each foot of building height over 25 feet above base flood elevation.

<sup>1</sup> Without either central water or sewer.

<sup>2</sup>

Landscape buffer requirements may supercede this. Landscape buffers call for a minimum of 5' to a maximum of 15' on sides and 25' on rear

<sup>3</sup> Transitional yard requirements may apply.

<sup>4</sup>

Landscape buffer requirements may supercede this. Landscape buffers call for a minimum of 10' to a maximum of 15' on sides and 25' on rear. Where industrial abuts non industrial property, front yard setbacks (25') shall apply

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Classification	Lot Size	Width	Front	Sides	Rear
Rural	22,500	100	30, 40 <sup>s1</sup>	15, 30 <sup>s2</sup>	30

SA	22,500	100	25, 40 <sup>s1</sup>	15 <sup>s3</sup>	25 <sup>s3</sup>
A-1	5 Acre	300	50	15 <sup>s3</sup>	25 <sup>s3</sup>
A-2	40,000	150	50	15 <sup>s3</sup>	25 <sup>s3</sup>
A-3	20,000	100	30	10 <sup>s3</sup>	25 <sup>s3</sup>
A-4	12,500	90	30	10 <sup>s3</sup>	25 <sup>s3</sup>
A-5	12,500	90	40	10 <sup>s3</sup>	25 <sup>s3</sup>
A-6	Varies		25	5 <sup>s4</sup>	25 <sup>s4</sup>
LC	6,000	60, 80 <sup>1</sup>	15	3 <sup>2,3</sup>	3 <sup>2,3</sup>
C-1	6,000	60, 80 <sup>1</sup>	15	3 <sup>2,3</sup>	3 <sup>2,3</sup>
C-2	10,000	75, 100 <sup>1</sup>	15	3 <sup>2,3</sup>	3 <sup>2,3</sup>
M-1	10,000	75	25	5 <sup>2</sup>	5 <sup>2</sup>
M-2	40,000	200	25	5 <sup>2</sup>	5 <sup>2</sup>
M-3	90,000	300	50	5 <sup>2</sup>	5 <sup>2</sup>

<sup>s1</sup> Setback required from major or minor arterials, or collector.

<sup>s2</sup> Setback from side street.

<sup>s3</sup> Plus 1 foot for each foot of building height over 20 feet above base flood elevation.

<sup>s4</sup> Plus 1 foot for each foot of building height over 25 feet above base flood elevation.

<sup>1</sup> Without either central water or sewer.

<sup>2</sup> Landscape buffer requirements may supercede this.

<sup>3</sup> Transitional yard requirements may apply.

### 1986 to May 1993 Regulations

Classification	Lot Size	Width	Front	Sides	Rear
Rural	22,500	100	30, 40 <sup>s1</sup>	15, 30 <sup>s2</sup>	30
SA	22,500	100	25, 40 <sup>s1</sup>	15 <sup>s3</sup>	25 <sup>s3</sup>
A-1	5 Acre	300	50	15 <sup>s3</sup>	25 <sup>s3</sup>
A-2	40,000	150	50	15 <sup>s3</sup>	25 <sup>s3</sup>
A-3	20,000	100	30	10 <sup>s3</sup>	25 <sup>s3</sup>
A-4	7,200	60	25	5 <sup>s3</sup>	25 <sup>s3</sup>
A-5	7,200	60	25	5 <sup>s3</sup>	25 <sup>s3</sup>
A-6	Varies		25	5 <sup>s4</sup>	25 <sup>s4</sup>
LC	6,000	60, 80 <sup>1</sup>	15	3 <sup>2,3</sup>	3 <sup>2,3</sup>
C-1	6,000	60, 80 <sup>1</sup>	15	3 <sup>2,3</sup>	3 <sup>2,3</sup>

C-2	10,000	75, 100 <sup>1</sup>	15	3 <sup>2,3</sup>	3 <sup>2,3</sup>
M-1	10,000	75	25	5 <sup>2</sup>	5 <sup>2</sup>
M-2	40,000	200	25	5 <sup>2</sup>	5 <sup>2</sup>
M-3	90,000	300	50	5 <sup>2</sup>	5 <sup>2</sup>

<sup>s1</sup> Setback required from major or minor arterials, or collector.

<sup>s2</sup> Setback from side street.

<sup>s3</sup> Plus 1 foot for each foot of building height over 20 feet above base flood elevation.

<sup>s4</sup> Plus 1 foot for each foot of building height over 25 feet above base flood elevation.

<sup>1</sup> Without either central water or sewer.

<sup>2</sup> Landscape buffer requirements may supercede this.

<sup>3</sup> Transitional yard requirements may apply.

### Pre 1986 Regulations

Classification	Lot Size	Width	Front	Sides	Rear
Rural	N/A	N/A	50	10	20% <sup>s1</sup>
SA	N/A	N/A	25	5	10
A-1	5 Acre	300	50	10	20% <sup>s1</sup>
A-2	40,000	200	50	10	20% <sup>s1</sup>
A-3	20,000 <sup>s2</sup>	100	30	10	20% <sup>s1</sup>
A-4	7,200 <sup>s2</sup>	60	25	5	20% <sup>s1,s3</sup>
A-5	7,200	60	25	10	20% <sup>s3,s4</sup>
A-6	Varies		25	5 <sup>s5</sup>	20% <sup>s3,s4</sup>
LC	7,200	None	25	None <sup>2</sup>	None <sup>2</sup>
C-1	7,200	60 <sup>1</sup>	10	None <sup>2</sup>	None <sup>2</sup>
C-2	7,200	None	5	None <sup>2</sup>	None <sup>2</sup>
M-1	7,500	75	10	None <sup>2</sup>	None <sup>2</sup>
M-2	40,000	200	10	None <sup>3</sup>	None <sup>3</sup>
M-3	90,000	300	50	None <sup>4</sup>	None <sup>4</sup>

<sup>s1</sup> 20% of lot depth or not less than 50' if deeper than 250'.

<sup>s2</sup> 40,000 with 200' frontage w/o central sewerage.

<sup>s3</sup> Rear yard shall not be less than 15' and need not exceed 25'.

<sup>s4</sup> Rear yard shall not be less than 20' and need not exceed 30'.

<sup>s5</sup> Combined side yard shall not be less than 15', on corner lot, side yard shall not be less than 10'.

- <sup>1</sup> With central sewerage system.
- <sup>2</sup> Landscape buffer requirements may supercede this.
- <sup>3</sup> 50' plus the 25' landscape buffer abutting residential use or zone.
- <sup>4</sup> 100' plus the 25' landscape buffer abutting residential use or zone.