

2-3-5
TABLE "A"

District	Minimum Lot Area (Sq. Ft.)	Minimum Width	Setback Requirements: Front/2nd Front ¹	Side	Rear	Lot Coverage In Percent	Maximum Building Height	Density In Sq. Ft. Per Unit
R-1/"Low Density Single-Family Residential"	7,500	65'	15' and 15' or 20' and 10'	5' & 8'	15'	54%	30'	7,500
R-2/"Medium Density Single-Family Residential" Duplex on interior lot Duplex on corner lot House	7,500 5,000 5,000	50 50' 50'	15' and 15' or 20' and 10'	5' 5' 5'	10' 10' 10'	57% 57% 57%	30' 30' 30'	3,750 2,500 5,000
R-3/"Medium Density Multi-Family Residential"	5,000	50'	15' and 15' or 20' and 10'	5'	10'	60%	35'	1,250 ²
R-4/"High Density Multi-Family Residential" ³	5,000	50'	15' and 15' or 20' and 10'	5'	10'	64%	35'	1,250
C-1/"Retail and Service Commercial"	5,000	0'	0'	0'	0'	85-90%*	50**	n/a
C-2/"Tourist Commercial"	5,000	0'	0'	0'	0'	85-90%*	50**	n/a
C-3/"Heavy Commercial"	5,000	0'	0'	0'	0'	85-90%*	50**	n/a
I-1/"Light Industrial"	5,000	0'	50' from Hwy. 101	0'	0'	85-90%*	50**	n/a
I-2/"Medium Industrial"	20,000	0'	50' from Hwy. 101	0'	0'	85-90%*	50**	n/a
I-3/"Heavy Industrial"	5 acres	0'	50' from Hwy. 101	0'	0'	85-90%*	50**	n/a

* See Section 2-4-4 n/a - not applicable

¹ Front and second front yards shall equal a combined total of 30 feet. All garages shall be set back at least 20 feet from the access street.

² Amended by Ordinance No. 1642 (8-3-92).

³ Density of hotels, motels, and nonresidential units shall be one unit per 750 square feet.