

**TABLE 1
SCHEDULE OF YARD AND LOT REQUIREMENTS**

	No. of Family Units	Minimum lot area (sq. ft.)	Min. Lot width (ft.)	Min. Corner lot width (ft.)	Min. front yard set-back (ft.) #1, #2	Min. Rear yard (ft.) #4	Min. side yard (ft.) #5	Total of both side yds. (ft.)	Min. floor area per unit (sq. ft.)
A-1	1	5 Acres	250	250	50	50	25	50	1500
ES-2.5 #6	1	1 Acre	150	150	50	50	20	50	1500
	1	2 Acres	175	175	50	50	20	50	1500
	1	2.5 Acres	175	175	50	50	20	50	1500
	1	3 Acres	200	200	50	50	20	50	1500
	1	4 Acres	225	225	50	50	25	50	1500
	1	5+ Acres	250	250	50	50	25	50	1500
R1AA	1	1 Acre	150	150	50	50	20	40	1600
R1A	1	20,000	100	125	40	50	10*	25	1200
R1B	1	16,000*	100	125	40	40*	10*	25	1200
R2	1	16,000*	100	125	40	40*	10*	25	1000
	2	16,000**							
R3	1	16,000*	100	125	40	40*	10*	25	#3
	2	16,000**	100						
	3	18,000**	125						
	4	20,000**	125						
R4	2	16,000**	100	125	40	40*	10*	25	#3
	3	18,000**	125	125					
	4	20,000**	125	125					
	5	22,000**	150	150					

For each additional unit over 5, add 2000 square feet of lot area

* For each bedroom over 3 add 1,000 square feet of lot area

** For each unit with over 2 bedrooms add 1,000 square feet for each additional bedroom.

#1 When the frontage of one side of a block is more than forty percent (40%) developed at the time of enactment of this Resolution, the required set-back for new construction or alteration shall be the average of the established set-backs, provided, this regulation shall not be interpreted as to require a front yard of more than fifty (50) feet for residential use.

#2 Minimum front yard along major streets must be seventy (70) feet unless the street has been widened and the result of the widening has reduced the size of the original seventy (70) feet setback. In this case the setback as stated above will prevail.

#3 1000 square feet for one (1) and two (2) family dwellings; 600 sq. ft. for efficiency apartments; 750 sq. ft. for one (1) bedroom apartments; 900 sq. ft. for two (2) bedroom apartments. For each bedroom over two (2), add 150 sq. ft. for each additional bedroom.

* #4 Corner lots: Rear setback may not be less than 50 feet.

* #5 Corner lots: Minimum side yard of 15 feet is required, except in R-1AA and E-2.5 Districts, 20 feet. See Article 18.02.

#6 Planned Residential Estate Subdivision lot average net density may not exceed 2.5 acres per unit. A single lot shall not be less than 2.5 acres outside a plat.