

APPX A ZONING DISTRICT REGULATIONS 6-19-2017

Chapter 154: APPENDIX A TOWN SCHEDULE OF ZONING DISTRICT REGULATIONS 2016								
See Appendix B for illustrations of dimension requirements								
Zoning District	Minimum Lot Dimensions			Minimum Yard Setback Requirements			Maximum Building Height⁴ (feet) note 8	Maximum Lot Coverage⁵
	Area (sq. ft.)	Width (feet)	Depth (feet)	Front (feet)	Side (feet)	Rear (feet)		Percent
R-1 Single-family^{6,9}	12,000¹	80²	120	30	10⁹	20	27 or 33	35
R-2 Single-family (Lakeshore Drive)^{6,9}	6,000¹	40²	120	15	6⁹	20	27 or 33	35
R-3 Single-family (St. Lawrence Avenue)⁶	12,000¹	80²	120	10	10	20	27 or 33	35
R-4 Single-family (Hidden Shores)⁸	12,000¹	80²	120	30	10	20	27 or 33	35
R-5 Single-family (Hidden Shores - 1st addition)^{6,7}	12,000¹	80²	120	30	10	20³	33	35
LB Local Business	None	None	120	None	None	None	27	35

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Notes:

- 1 Nonconforming lot of record under separate ownership at the time it became nonconforming may be used for or occupied by an use permitted in this district.**
- 2 As measured at the front building line.**
- 3 Each lot shall have a rear yard not less than 20 feet, except in Hidden Shores, 1st additions where deed restrictions may require a larger setback.**
- 4 See definition of "BUILDING HEIGHT" at 154.020.**
- 5 Maximum ZONING LOT COVERAGE by BUILDING AREA PLUS SURFACE STRUCTURES as a percent of ZONING LOT**
- 6 See 154.051 and 154.052 for accessory uses.**
- 7 In this district all construction is subject to architectural control review and/or approval, as provided by deed requirements.**
- 8 See 154.048 for MAXIMUM BUILDING HEIGHT for R-1 thru R-5**
- 9 In the R-1 and the R-2 district north of LSD**
 - a.) the combination of 2 adjacent platted lots or the combination of a platted lot and a partial platted lot, the side setback shall be 12 feet or**
 - b.) the combination of 3 or more platted lots the side setback shall be 16 feet.**