

APPENDIX A: TOWN SCHEDULE OF ZONING DISTRICT REGULATIONS.

TOWN SCHEDULE OF ZONING DISTRICT REGULATIONS									
Zoning District	Minimum Lot Dimensions				Minimum Yard Setback Requirements			Minimum Building Height ⁴ (feet)	Maximum Lot Coverage ⁵ Percent
	Area (sq. ft.)	Width (feet)	Depth (feet)	Front (feet)	Side (feet)	Rear (feet)			
R-1 Single-family ⁶	12,000 ¹	80 ²	120	30	10	20	27	35	
R-2 Single-family (Lakeshore Drive) ⁶	6,000 ¹	40 ²	120	15	6	20	27	35	
R-3 Single-family (St. Lawrence Avenue) ⁶	12,000 ¹	80 ²	120	10	10	20	27	35	
R-4 Single-family (Hidden Shores) ⁶	12,000 ¹	80 ²	120	30	10	20	27	35	
R-5 Single-family (Hidden Shores - 1st addition) ^{6,7}	12,000 ¹	80 ²	120	30	10	20 ³	33	35	
LB Local Business	None	None	120	None	None	None	27	35	

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 definitions of "building height", § 154.020.
- 5 Maximum lot coverage by buildings and structures as a percentage of total area.
- 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.