



COMMERCIAL - C2:

- Minimum required lot size = $\frac{1}{2}$ acre.
- Minimum required front yard abutting a local street = 30 feet.
- Minimum required rear yard = 20 feet.
- Minimum required side yards (not on corner lot) = 20 feet.
- Minimum side yard for corner lots abutting a local street = 30 feet.
- Minimum front, side and rear yards abutting a collector or arterial street = 50 feet.
- Minimum front, side and rear yards abutting a residential district = 100 feet.
- Height limitation for structures: a maximum of 3 stories or 46 feet, excluding parapets up to 42 inches in height, stair bulkheads and mechanical and elevator penthouse enclosures, subject to allowable increases in height as provided below.
- Maximum surface land area of the building shall not exceed 30% of total lot area. Parking areas, open courts and other open spaces uses shall not be included in building area.
- At least 20% of any commercial use and 30% of any service/institutional use shall be landscaped with trees, green shrubbery, grass and/or other plantings. Such landscaping shall be in addition to any plantings or landscaping treatment in parking lot islands measuring less than 200 square feet. Green space shall be located on the site to provide the maximum visibility of the green space to surrounding properties and public streets.
- Minimum bufferyard required on outer perimeter of commercial lot abutting property zoned residential = 75 feet.

AGRICULTURE / RESIDENTIAL ESTATE - AR:

- Minimum required lot area = 3 acres.
- Maximum lot coverage by all buildings = 25%.
- Minimum required lot width at building line = 300 feet.
- Minimum required front yard setback = 175 feet.
- Minimum required rear yard setback = 75 feet.
- Minimum required side yard setback for side yards not abutting a public street = 50 feet.
- Minimum required side yard setback for side yards abutting a public street = 75 feet.

DIVISION 14 - HILLSIDE PROTECTION:

- Applies to all areas above elevation 850 feet or greater.
- Minimum lot area = 3 acres.
- Maximum allowable area of disturbance within the total acreage of the tract or lot = 1 acre for the first 3 acres and $\frac{1}{2}$ acre for each additional 1 acre in the tract or lot.
- No dwelling or other building shall be permitted in areas with steep grades (as defined in section 78-3 of this Code).
- Steep grade is defined as any slope greater than 25%.