

SUPPLEMENT I

Miscellaneous

- A. Graphic Illustrations – Bulk Regulations and Other Provisions Pertaining to Lots and Buildings
- B. Metric / Conventional Measurement Conversion Table
- C. Summary of District Bulk Regulations

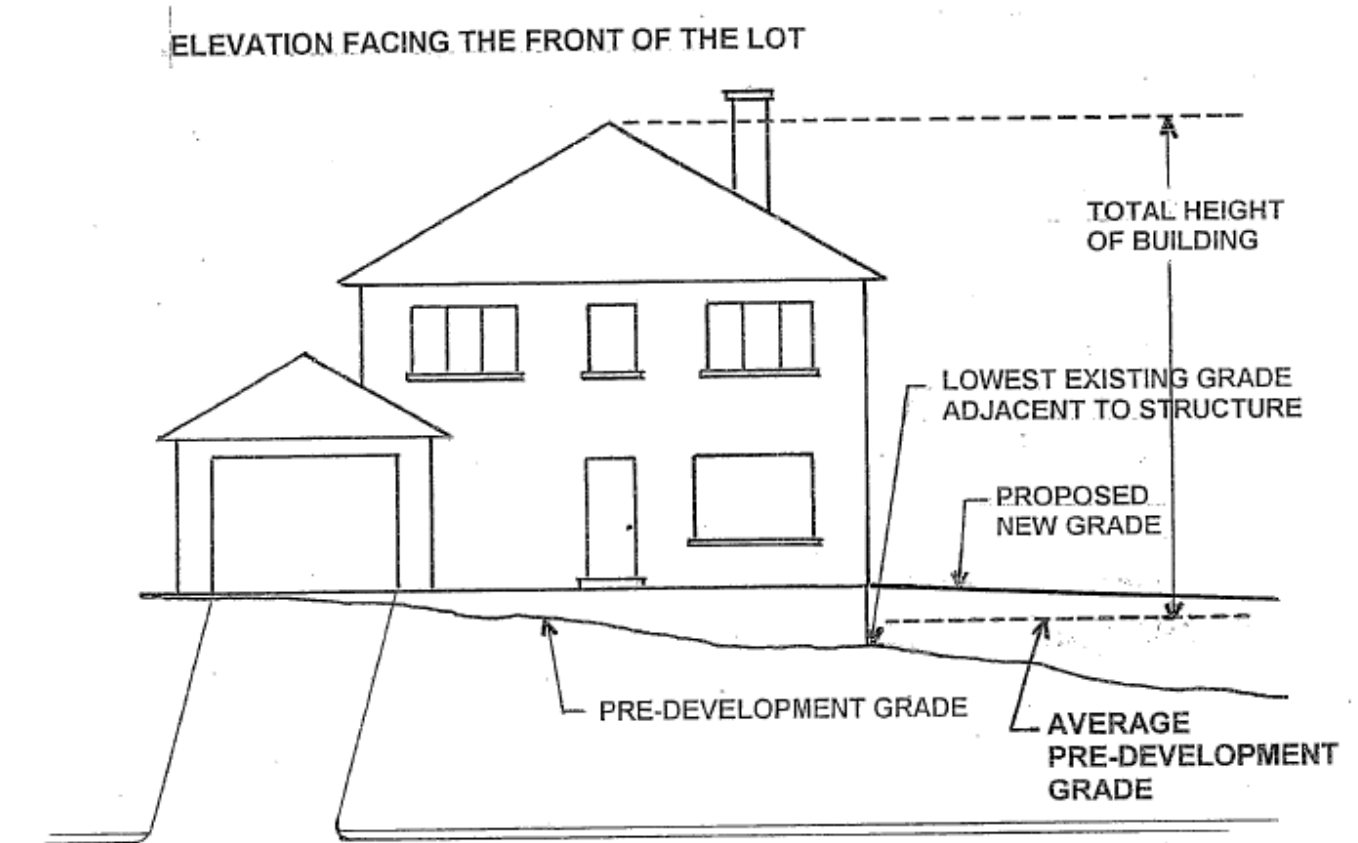
Graphic Illustrations

The following Graphic Illustrations are provided solely as an aide to clarify the intent of textural provisions of this ordinance and as such are not to be considered a part of the ordinance for purposes of construction or interpretation or otherwise.

A.

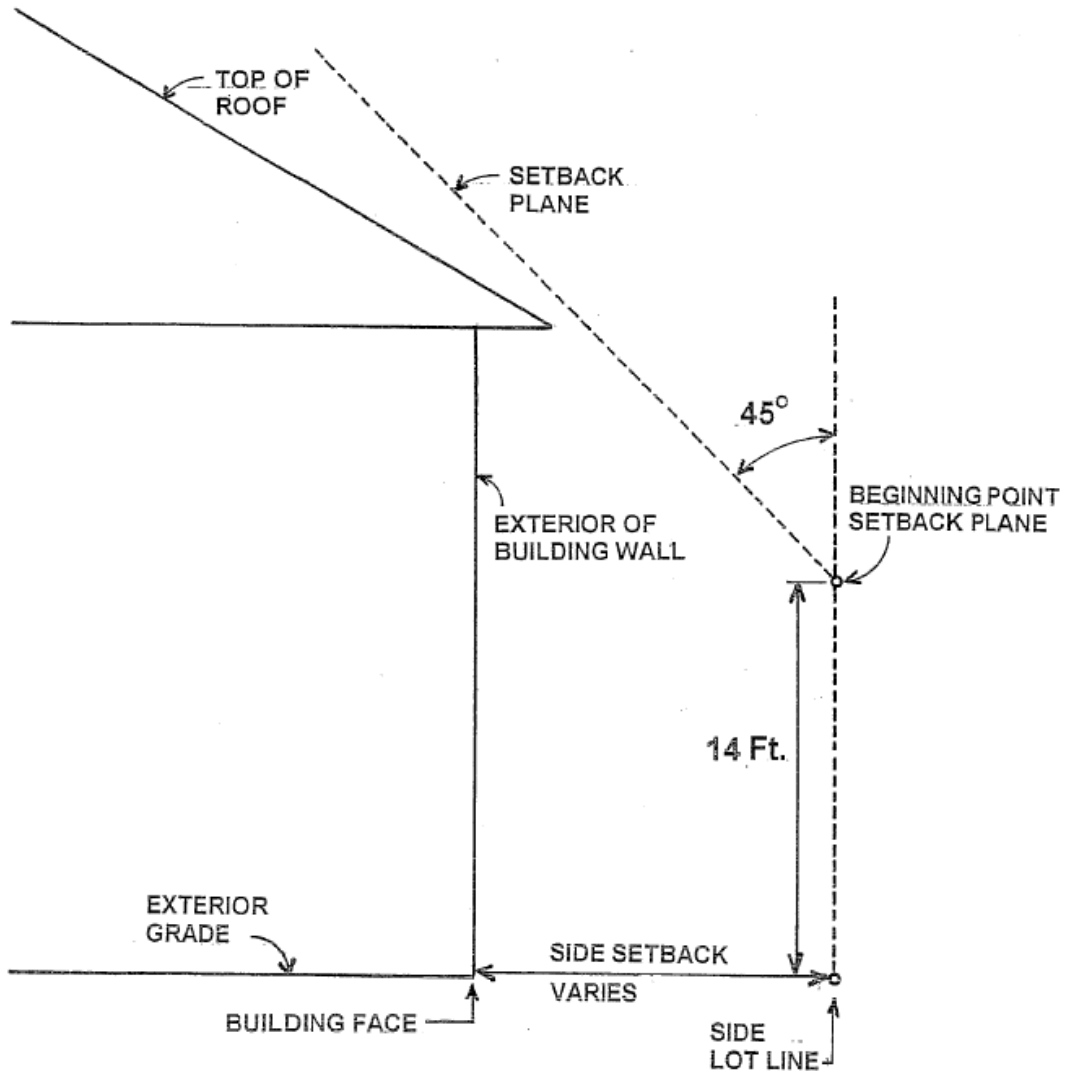
Graphic Illustrations – Bulk Regulations
& Other Provisions
Pertaining to Lots and Buildings

METHOD OF MEASURING HEIGHT
USING "PRE-DEVELOPMENT GRADE"



SIDE YARD SETBACK PLANE

Except for permitted encroachments, no portion of a building can intercept the planes that begin at the points 14 feet directly above pre-development grade at the side lot lines and run at 45° angles toward the interior of the lot until they reach the maximum building height permitted on the lot.



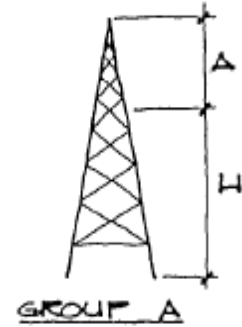
NOTE: Does not apply if side yard is less than 8 feet wide.

MAXIMUM BUILDING HEIGHT EXCEPTIONS

Building Appurtenance and Accessory Structures

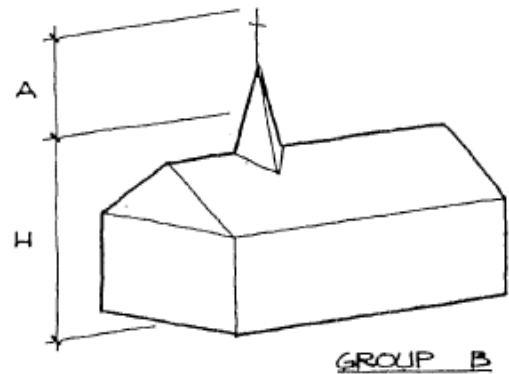
➤ Group A

Chimneys, commercial radio and television broadcasting towers, fire towers, and water towers may exceed the maximum building height (H) by not more than twenty-five (25) feet (A).



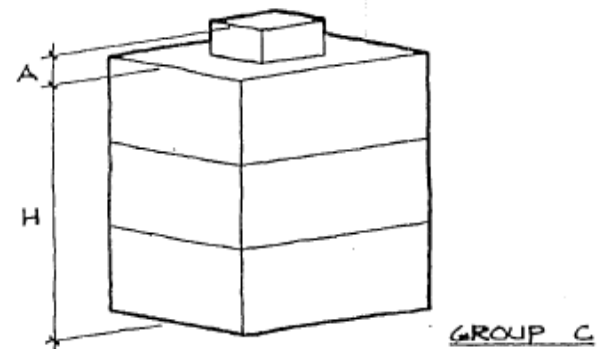
➤ Group B

Amateur and citizen band radio antennas, bell towers, ornamental towers, spires, scenery lofts, and steeples may exceed the maximum building height (H) by not more than twenty-five (25) feet (A).



➤ Group C

Cooling towers, elevator bulkheads, energy collecting devices, flagpoles, mechanical appurtenance, parapet walls, radio and television receiving antennas, recreational facilities, roof gardens, and skylights may exceed the maximum building height (H) by not more than twelve (12) feet (A).



YARD AND LOT LINES

➤ Lot Line

A property boundary line of a lot.

➤ Lot Line, Front

That lot line which abuts a street. On a corner lot, it shall be the lot line having the shorter length abutting a street.

➤ Yard, Front

A yard bounded by the front yard line and the side lot lines to a depth as specified in each district.

➤ Lot Line, Side

Any lot line which is not a front yard line or a rear yard line.

➤ Yard, Side

A yard extending along a side lot line from the front yard to the rear yard to a width as specified in each district.

➤ Yard, Interior Side

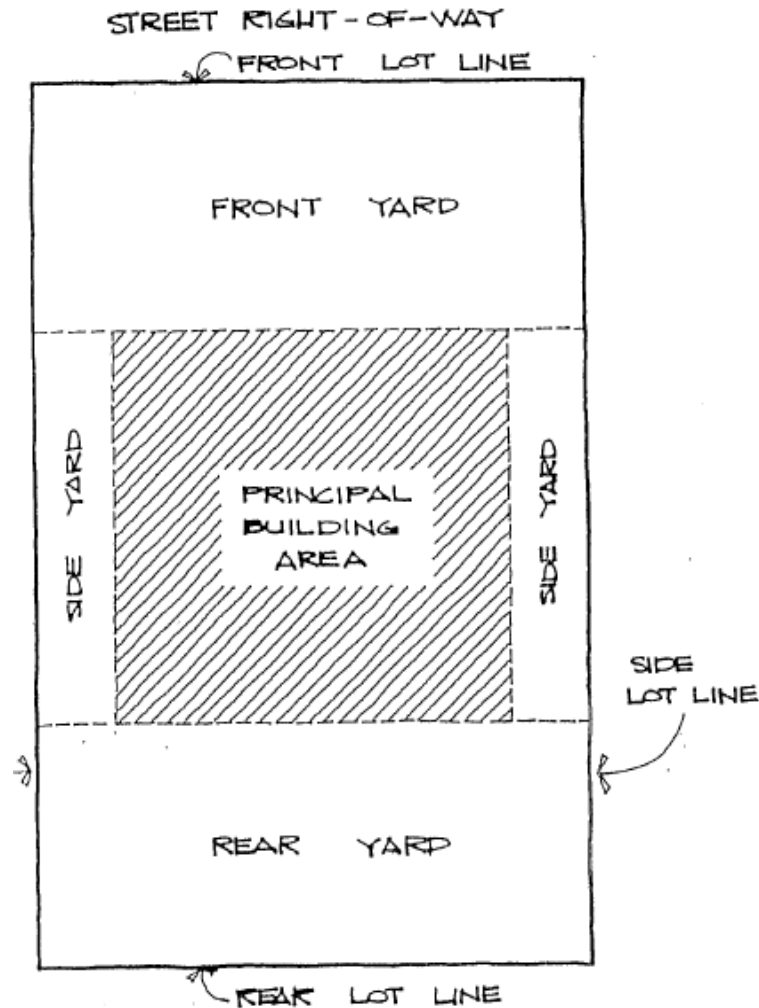
A yard which adjoins another lot or an alley.

➤ Lot Line, Rear

That lot line which is most distant from and parallel to, or most nearly parallel to the front lot line. In an irregularly shaped lot, the rear lot line shall be as determined in accordance with Article 15 – Definitions.

➤ Yard, Rear

A yard bounded by the rear lot line and the side lot lines to a depth specified in each district.



LOT TYPES

➤ Corner Lot

A "Corner Lot" is a lot situated at the intersection of two (2) streets; the interior angle formed by such intersection not exceeding 135°. (See Corner Lot illustration)

➤ Interior Lot

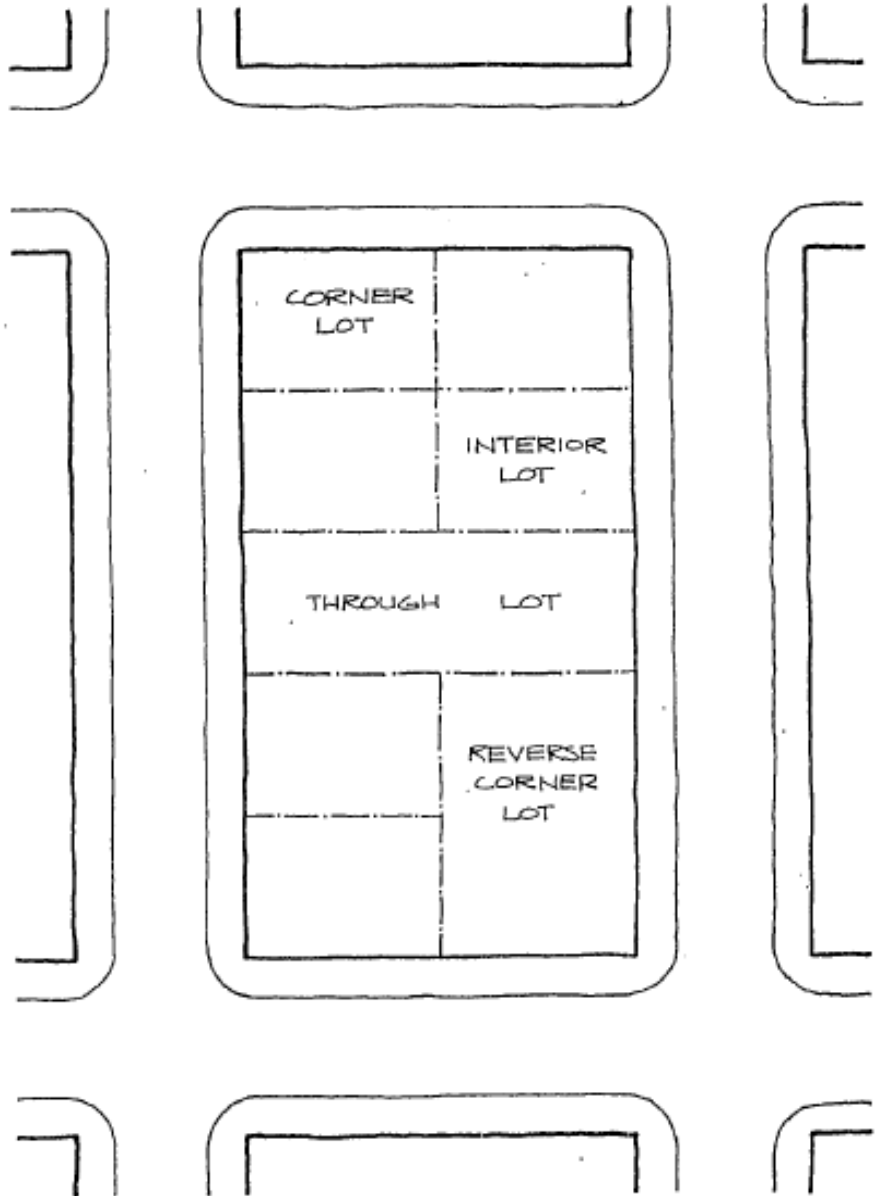
An "Interior Lot" is a lot situated between the corner lots on a street.

➤ Through Lot

A "Through Lot" is a lot having opposite lot lines along two more or less parallel streets.

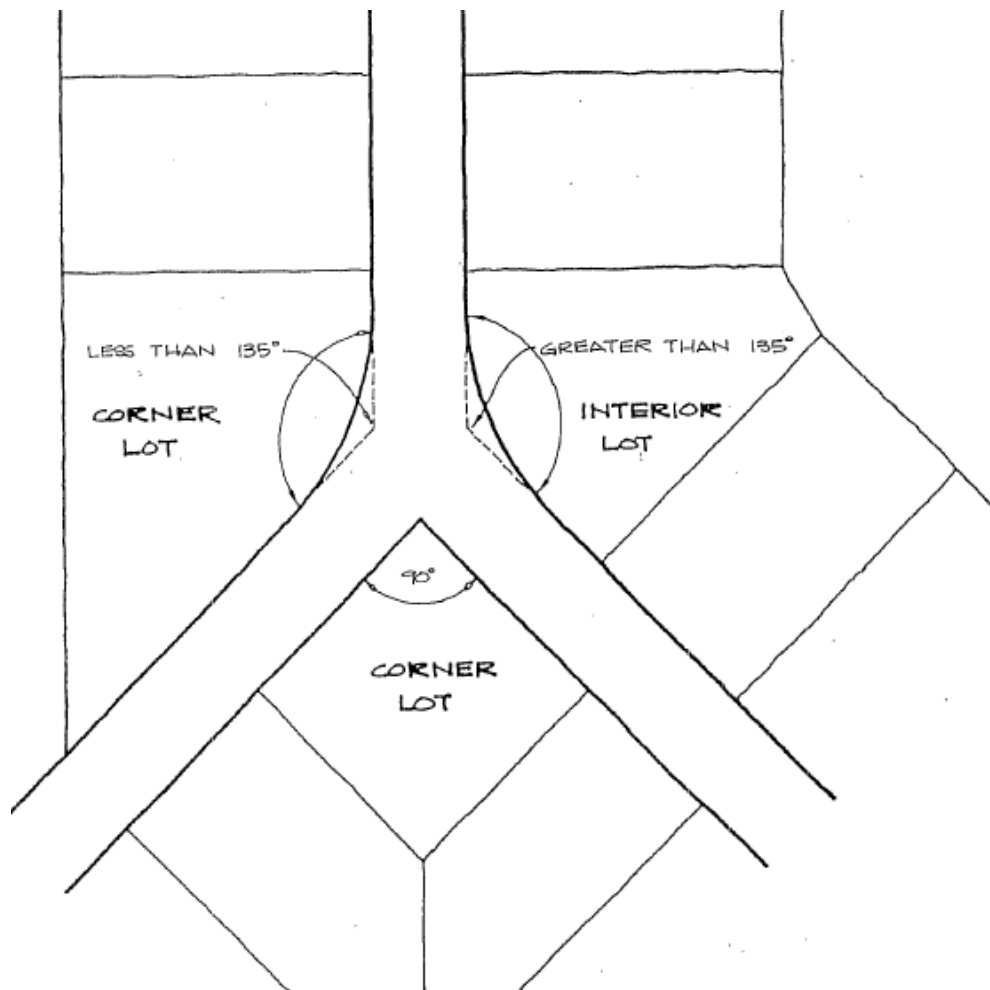
➤ Reverse Corner Lot

A "Reverse Corner Lot" is a corner lot where the street side lot line is substantially a continuation of the front lot line of the first lot to its rear.



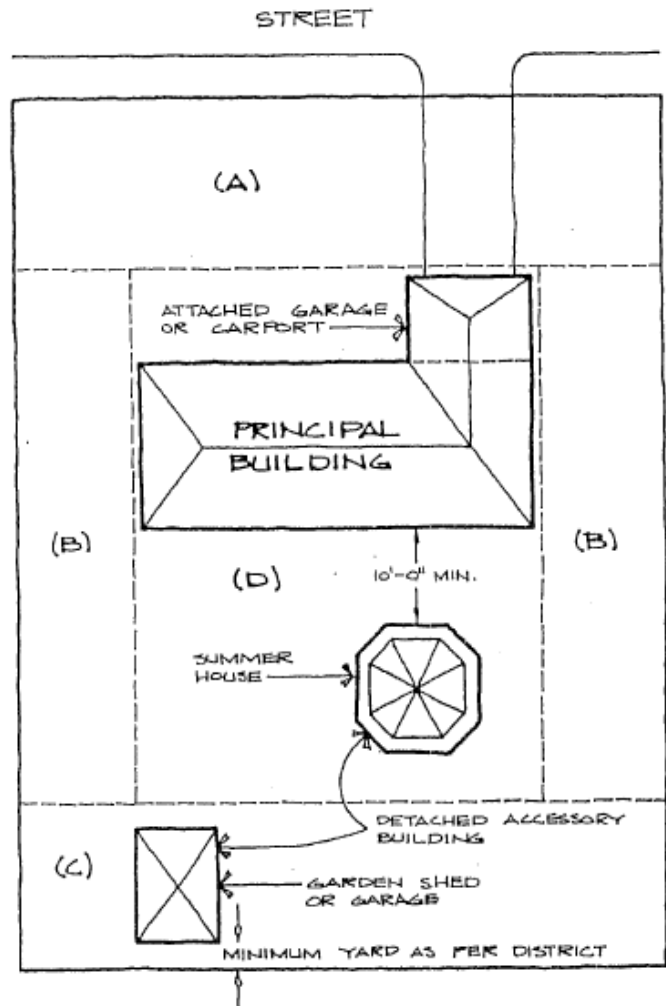
CORNER LOT

- A "Corner Lot" is a lot situated at the intersection of two (2) streets. The interior angle formed by such intersection not exceeding 135° .



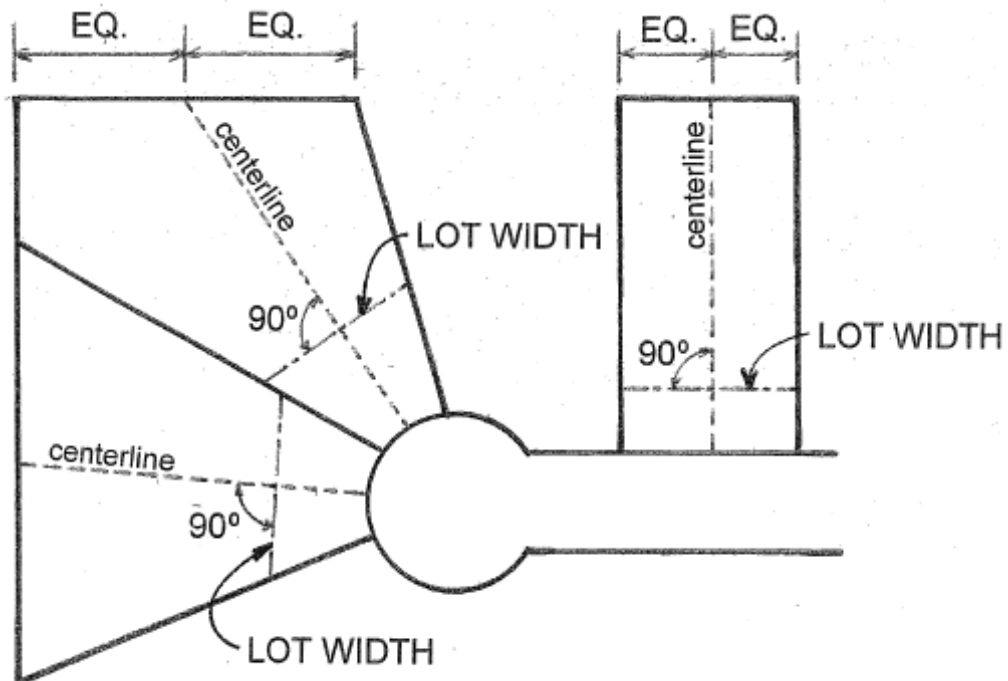
BUILDINGS PRINCIPAL AND ACCESSORY

- Principal Building
A non-accessory building in which the principal use is conducted.
- Accessory Building
A building, structure or use which is subordinate to and serves a principal building or use; is subordinate in area, extent or purpose to the principal building or principal use served; is located on the same lot as the principal building or principal use served.
- Attached Accessory Building
An accessory building or structure which is permanently affixed to or abutting the principal building.
- Detached Accessory Building
An accessory building or structure which is not permanently affixed to or abutting the principal building.



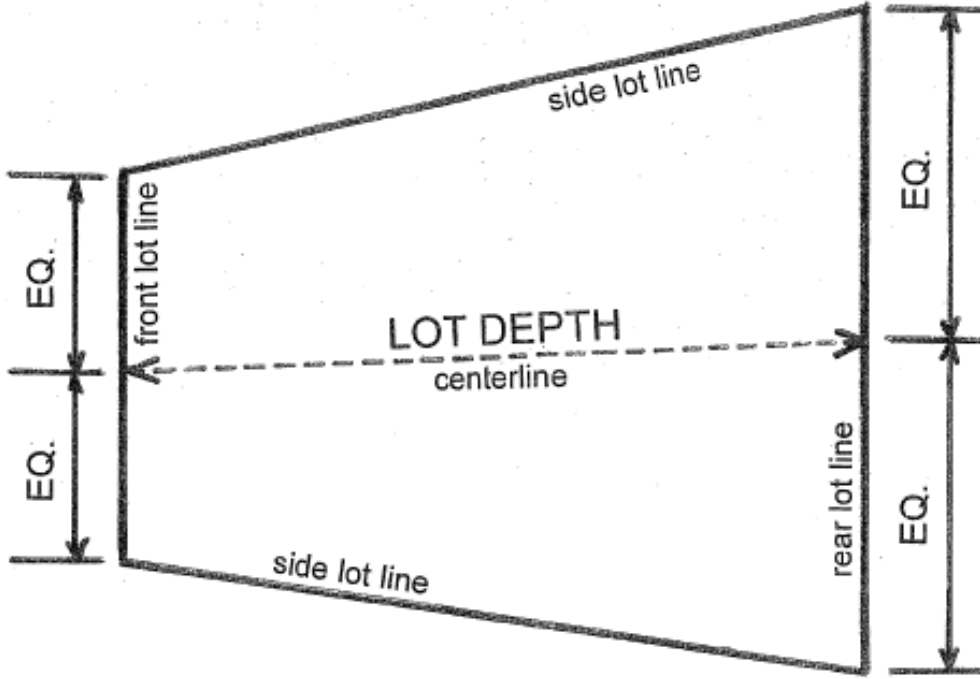
(A) Front Yard (B) Side Yard (C) Rear Yard (D) Principal Building Area.
Accessory building allowed in principal building area (D) or rear yard (C) only.

LOT WIDTH EXPLAINED



Note: Lot width is measured at the point where the lot meets the required lot width for the district in which the lot is located; this line establishes the front yard setback, but in no case shall the setback be less than the minimum required by the underlying zoning district.

LOT DEPTH EXPLAINED



B.

Metric / Conversion Measurement

Conversion Table

B – Metric / Conventional Measurement Conversion **Table**

	GIVEN	MULTIPLY BY ACCURATE	APPROX.	TO GET
LINEAR MEASURE	Inches (in.)	2.54001	2.54	Centimeters (cm.)
	Feet (ft.)	30.4801	30.5	Centimeters (cm.)
	Feet (ft)	0.304801	0.3	Meters (m)
	Yards (yd)	0.914402	0.914	Meters (m)
	Miles (mi)	1.60935	1.6	Kilometers (km)
	Centimeters (cm)	0.3937	0.4	Inches (in)
	Centimeters (cm)	0.032808	0.03	Feet (ft)
	Meters (m)	3.2808	3.28	Feet (ft)
	Meters (m)	1.0936	1.1	Yards (yd)
Kilometers (km)	0.62137	0.6	Miles (mi)	
LAND MEASURE (AREA)	Sq. Inches (in ²)	6.45163	6.5	Sq. Centimeters (cm ²)
	Sq. Feet (ft ²)	0.092903	0.093	Sq. Meters (m ²)
	Acres (ac)	0.404687	0.4	Hectares (ha)
	Acres (ac)	0.004047	0.004	Sq. Kilometers (km ²)
	Sq. Miles (mi ²)	259	259	Hectares (ha)
	Sq. Miles (mi ²)	2.590	2.59	Sq. Kilometers (km ²)
	Sq. Centimeters (cm ²)	0.155	0.15	Sq. Inches (in ²)
	Sq. Meters (m ²)	10.7639	10.76	Sq. Feet (ft ²)
	Hectares (ha)	2.47104	2.47	Acres (ac)
	Sq. Kilometers (km ²)	247.104	247.1	Acres (ac)
	Hectares (ha)	0.00386101	0.004	Sq. Miles (mi ²)
	Sq. Kilometers (km ²)	0.3861	0.39	Sq. Miles (mi ²)

C.

Summary of District Bulk Regulations

Single Family Districts Summary

DESCRIPTION	R-1	R-1 PRD	R-2	R-3
Minimum Lot Area	20,000 sq. ft.	10,800 sq. ft.	12,000 sq. ft.	9,000 sq. ft.
Minimum Lot Width	100 ft.	75 ft.	80 ft.	75 ft.
YARDS				
Front	35 ft.	25 ft.	35 ft.	25 ft.
Interior Side	10' Min./Side 25' Total	8' Min./Side 20' Total	8' Min./Side 20' Total	8' Min./Side 20' Total
Corner Side	15 ft.	15 ft.	15 ft.	15 ft.
Reverse Corner Side	15 ft.	15 ft.	15 ft.	15 ft.
Rear	50 ft.	25 ft.	40 ft.	25 ft.
MAXIMUM LOT COVERAGE	35%	35%	35%	35%
BUILDING HEIGHT				
Principal Structure	35 ft.	35 ft.	35 ft.	35 ft.
Accessory Structure	20 ft.	20 ft.	20 ft.	20 ft.

(See appropriate sections of the Zoning Ordinance for specific and complete provisions.)

NOTES:

1. Minimum requirements for a Special Use may be greater than for a permitted use based on the conditions of approval.
2. Minimum setback from all lot lines for a detached accessory structure is ten (10) feet in the R-1 and R-2 Districts and five (5) feet in the R-3 District. (For exception see #4 below.)
3. Detached accessory structures may not be located in the required front or side yards and shall be located at least ten (10) feet from the principal structure.
4. Raised decks, swimming pools and their accessory structures and tennis courts shall not be located within a required side yard and in no event shall they be located closer than eight (8) feet from any lot line.
5. Detached accessory structures shall not occupy more than thirty (30) % of the required rear yard.
6. Accessory buildings shall not exceed the height of the principal structure.

Two Family and General Residence District Summary

DESCRIPTION	R-4 Single & Two Family	R-5 General Residence
MINIMUM LOT AREA		
Single Family residence	9,000 sq. ft.	9,000 sq. ft.
Two Family Residence	12,000 sq. ft.	12,000 sq. ft.
Multi-Family Residence	Not Permitted	12,000 sq. ft. Min. <u>NOTE:</u> 4+BR - 4,000 sq. ft./BR 3BR - 3,500 sq. ft./BR 2BR - 3,000 sq. ft./BR 0-1BR - 2,500 sq. ft./BR
MINIMUM LOT WIDTH	75 ft.	SFR & 2FR - 75 ft. MF - 100 ft.
YARDS		
Front	25 ft.	25 ft.
Interior Side	8 ft. Min./Side 25 ft. Total	Varies: See Article 4.05-F,3,b&f
Corner Side	15 ft.	15 ft.
Reversed Corner Side	15 ft.	15 ft.
Rear	25 ft.	25 ft.
MAXIMUM LOT COVERAGE	35%	35%
BUILDING HEIGHT		
Principal Structure	35 ft.	35 ft.
Accessory Structure	20 ft.	20 ft.

(See appropriate sections of the Zoning Ordinance for specific and complete provisions.)

NOTES:

1. Minimum requirements for a Special Use may be greater than for a permitted use based on the conditions of approval.
2. Minimum setback from all lot lines for a detached accessory structure accessory to SFR to 2FR is five (5) feet. (For exception see #4 below.)
3. Detached accessory structures may not be located in the required front or side yards and shall be located at least ten (10) feet from the principal structure.
4. Raised decks, swimming pools and their accessory structures and tennis courts shall not be located within a required side yard and in no event shall they be located closer than eight (8) feet from any lot line.
5. Detached accessory structures shall not occupy more than thirty (30) percent of the required rear yard.
6. Accessory buildings shall not exceed the height of the principal structure.

Planned Unit Developments

DESCRIPTION	R-5 GENERAL RESIDENCE	VILLAGE CENTER/PUD	C-1 PUD	C-2 PUD	C-3 PUD SEE NOTE #2	I-1 & I-2 PUD
MINIMUM SITE SIZE	1 Acre; See Note #1	25,000 sq. ft See Note #1 Re: Multi-Family	No Minimum Note: 2,500sq. Ft./DU	2 Acres	2 Acres	5 Acres
MINIMUM LOT AREA	No Minimum	No Minimum	No Minimum	No Minimum	No Minimum	2 Acres
MINIMUM LOT WIDTH	No Minimum	90 ft.	100 ft. Frontage	No Minimum	No Minimum	75 ft.
SETBACKS						
Perimeter	25' + 1' for ea. 1' bldg. exceeds 30' in height	25 ft.	Underlying District Requirements	Underlying Dist. Requirements Hotel: 100' Front, 75' Side Yard	Underlying District Requirements	Underlying District Requirements
Between Buildings	Safety (See Article 12.02-H)	Safety	Safety	Safety	Safety	Safety
Private Street	25' + 1' for ea. 1' bldg. exceeds 30' in height	25' + 1' for ea. 1' bldg. exceeds 30' in height	See District Requirements	See District Requirements	See District Requirements	See District Requirements
Public R.O.W.	25' + 1' for ea. 1' bldg. exceeds 30' in height	25' + 1' for ea. 1' bldg. exceeds 30' in height	See District Requirements	See District Requirements	See District Requirements	See District Requirements
MAX. LOT COVERAGE	30%	35%	75%	30%	30%	40%
OPEN SPACE	20%	20%	10%	10%	10%	10%
MAX. BLDG HEIGHT	35 ft.	35 ft.	55 ft.	35 ft.	35 ft.	45 ft.
Parking in Setbacks	Not Permitted	Not Permitted	See District Requirements	See District Requirements	See District Requirements	Not Permitted

Notes:

1. The following Land Area Per Dwelling Unit shall be provided:
 - a. Single Family Structure: 9,000 Sq. Ft.
 - b. 2 Family Structure: 12,000 Sq. Ft. (6,000 Sq. Ft. per unit)
 - c. Multi-Family Structure:
 - i. 4 or more bedrooms: 4,000 Sq. Ft.
 - ii. 3 bedrooms: 3,500 Sq. Ft.
 - iii. 2 bedrooms: 3,000 Sq. Ft.
 - iv. 0-1 bedrooms: 2,500 Sq. Ft.

2. See Article 12.06 for specific provisions pertaining to a "Village Center Commercial PUD" and Article 12.07 for "Development Incentive Provisions".

SUPPLEMENT II

Summary of Off-Street Loading Berth Requirements

Required Number of Off-Street Loading Berths

	GROSS FLOOR AREA	NUMBER OF BERTHS	MINIMUM SIZE OF BERTH
RESIDENTIAL A. Multiple Family	20,000 to 200,000	One	No minimum size specified
	Over 200,000	One, plus one for each additional 200,000 sq. ft. of gross floor area or fraction thereof.	
COMMERCIAL A. (1) Banks & Financial Institutions (2) Medical & Dental Clinics (3) Offices, Business and Professional	10,000 to 100,000	One	No minimum size specified
	100,000 to 500,000	Two	
	Over 500,000	Two, plus one for each additional 500,000 sq. ft. gross floor area or fraction thereof	
B. Clubs/ Not for Profit (containing retail shops, convention halls, auditoriums exhibition halls or business or professional offices.	10,000 to 150,000	One	Under 20,000 sq. ft. of gross floor area - no minimum specified. Over 20,000 sq. ft. of gross floor area - 12' x 55'
	Over 150,000	One, plus one for each additional 150,000 sq. ft. of gross floor area or fraction thereof.	Over 20,000 sq. ft. of gross floor area - 12' x 55'

Required Number of Off-Street Loading Berths

	GROSS FLOOR AREA	NUMBER OF BERTHS	MINIMUM SIZE OF BERTH
C. (1) Clubs/ Not for Profit (containing no retail shops, convention halls, auditoriums, exhibition halls or business or professional offices). (2) Schools (music, dance, business or trade) (3) Theaters, indoor	10,000 to 200,000	One	No minimum size specified
	Over 200,000	One, plus one for each additional 200,000 sq. ft. of gross floor area or fraction thereof.	
D. Amusement Establishments (1) Bowling alleys , indoor tennis & racquetball courts, gyms	10,000 to 100,000	One	No minimum size specified
	Over 100,000	One, plus one for each additional 100,000 sq. ft. of gross floor area or fraction thereof.	No minimum size specified
E. Undertaking Establishments & Funeral Parlors	7,000 - 100,000	One	No minimum size specified
	Over 100,000	One, plus one for each additional 100,000 sq. ft. of gross floor area	

Required Number of Off-Street Loading Berths

	GROSS FLOOR AREA	NUMBER OF BERTHS	MINIMUM SIZE OF BERTH
F. All Other Commercial	7 to 20,000	One	12' x 30'
	21 to 35,000	Two	12' x 30'
	36 to 60,000	Two	12' x 55'
	60 to 100,000	Three	12' x 55'
		For each additional 200,000 sq. ft. of gross floor area, one addtl berth shall be provided.	12' x 55'
INDUSTRIAL (any production, processing, cleaning, testing, repair or storage of materials goods or products)	7,000 to 40,000	One	7,000 to 10,000 - No minimum size specified Over 10,000 - 12' x 55'
	40,000 to 100,000	Two	
	Over 100,000	One, plus one for each additional 100,000 sq. ft. of gross floor area or fraction thereof.	
A. All Other Industrial Uses	7 to 10,000	One	12' x 30'
	11 to 24,000	Two	12' x 30'
	25 to 40,000	Two	12' x 55'
	41 to 100,000	Three	12' x 55'
		For each additional 200,000 sq. ft. of gross floor area or fraction thereof, one addtl berth shall be provided.	12' x 55'

Required Number of Off-Street Loading Berths

	GROSS FLOOR AREA	NUMBER OF BERTHS	MINIMUM SIZE OF BERTH
SCHOOLS, INSTITUTIONS AND PLACES OF ASSEMBLY	10,000 TO 100,000	One	10,000 TO 20,000 - No minimum size specified.
			Over 20,000 - 12' x 65'
A. (1) Auditoriums and Places of Assembly (2) Health & Medical Inst., Incl. Nursing Homes (3) Nursery Schools & Day Care Centers	Over 100,000	One, plus one for each additional 100,000 sq. ft. of gross floor area or fraction thereof.	Over 20,000 - 12' x 65'
B. (1) Places of Worship (2) Schools, but not Nursery Schools	10,000 to 200,000	One	No minimum size specified
	Over 200,000	One, plus one for each additional 200,000 sq. ft. of gross floor area or fraction thereof.	No minimum size specified

Industrial Districts Summary

DESCRIPTION	I-1 OFFICE, RESEARCH, RESTRICTED INDUSTRIAL	I-2 LIMITED INDUSTRIAL
MINIMUM LOT AREA	5 Acres	5 Acres
MIMIMUM LOT WIDTH	200 ft.	150 ft.
YARDS		
Front	100 ft.	100 ft.
Interior Side	50 ft. BUT: Adjoining a residential district 100 ft.	25 ft.
Corner Side	100 ft.	100 ft.
Rear	50 ft. BUT: Adjoining a residential district 100 ft.	25 ft. NOTE: See Article 6.02-F for further restrictions
MAXIMUM LOT COVERAGE	35%	40%
MAXIMUM HEIGHT		
Principal Structure	45 ft.	35 ft.
Accessory Structure	20 ft.	20 ft.

(See appropriate sections of the Zoning Ordinance for specific and complete provisions.)

NOTES:

1. Minimum requirements for a Special Use may be greater than for a permitted use based on the conditions of approval.
2. Accessory buildings shall not exceed the height of the principal structure.
3. Parking is permitted in the required yards in the Industrial Districts but must be set back at least five (5) feet from the nearest lot line. Parking areas of more than four spaces may be located at the property line adjoining a Residential District provided that a seven (7) foot solid fence or wall is provided. See Article 2.04-I for landscaped screening requirements.