

ARTICLE XIII SCHEDULE OF REGULATIONS

Zone->	Residential Zone 1	Residential Zone 2	Residential Zone 3	Residential Zone 4	Pro.Office Zone 5	Commercial Zone 6
Min Road Frontage	H	H	H	H	H	H
Min Lot Width	65'	65'	85'	125'	40'	40'
Min Lake or Waterfront	80'	80'	100'	125'		
Min Lot Area	15,000 SQ. FT.	20,00 SQ. FT.	40,000 SQ. FT.	60,000 SQ. FT.	4,000 SQ. FT.	4,000 SQ. FT.
Front Yard Setback (B & C)	35'	40'	50'	70'	50' (F)	50' (F)
Side Yard Setback (A, E, & I)	N, I	N, I	N, I	N, I	F	F
Side Yard Adjacent to street	E	E	E	E		
Rear Yard Setback	30'	35'	45'	60'	20' (F)	20' (F)

MAXIMUM HEIGHT OF BUILDINGS

Feet	J	J	J	J	35'	35'
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MINIMUM FLOOR AREA PER DWELLING UNIT (D & K)

1 Story (K)	1200 SQ. FT.	1500 SQ. FT.	1500 SQ. FT.	1750 SQ. FT.	G	G
1 ½ Story (K)	1050 SQ. FT. 1 st Floor (Finish 50% of 2 nd Floor 525 SQ. FT.)	1250 SQ. FT. 1 st Floor (Finish 50% of 2 nd Floor or 625 SQ. FT.)	1250 SQ. FT. 1 st Floor (Finish 50% of 2 nd Floor or 750 SQ. FT.)	1500 SQ. FT. 1 st Floor (Finish 50% of 2 nd Floor or 750 SQ. FT.)	G No Dwelling Permitted	G No Dwelling Permitted
2 Story (K)	900 SQ. FT. 1 st Floor (Finish 900 SQ. FT. of 2 nd Floor)	1100 SQ. FT. 1 st Floor (Finish 1100 SQ. FT. of 2 nd Floor)	1100 SQ. FT. 1 st Floor (Finish 1100 SQ. FT. of 2 nd Floor)	1350 SQ. FT. 1 st Floor (Finish 1350 SQ. FT. of 2 nd Floor)	G No Dwelling Permitted	G No Dwelling Permitted

MAXIMUM LOT COVERAGE-RESIDENCES ONLY (L & M)

1 Story Residential (I)	25%	20%	20%	15%	50%	50%
1 ½ or 2 Story Residential (I)	20%	15%	15%	12.5%	40%	40%
Maximum Lot Coverage- All Buildings (I)	30%	25%	25%	20%	50% (F)	50% (F)
Open Space Required (M)	55%	60%	65%	70%		

FOOTNOTES TO ARTICLE XIII, SCHEDULE OF REGULATIONS

- A.** In Zone 1,2,3 and 4 on a lot occupied by any building which is permitted on said zones other than solely for residential purposes, the width of each side yard shall be not less than twenty-five feet (25') and rear yard not less than fifty (50') feet. In the case where the rear yard abuts on any street or lane, the minimum depth of the rear yard shall conform to the front yard requirements.
- B.** In the event that there us an Established Residential Building Pattern along a road, then the required front yard setback shall either be determined in accordance with the standards in Section 4.36, or the minimum requirements in Article XIII, whichever is greater. Notwithstanding the requirement, the front yard requirement on a lot of record at the time of adoption of Ordinance No. 14.01, which has a depth of less than one hundred and twenty (120') feet, may be reduced to one quarter (1/4) of such lot depth, but this shall not permit a depth of less than twenty feet (20') in any case. In Zone 1, 2, 3 and 4 on a lot occupied by any building which is permitted in said zone other than solely for residential purposes, the required front yard shall be fifty (50') feet. For lakes lots, as defined in Section 2.36, the setback for any building from an adjacent street opposite a lake or waterway shall be determined as follows: In the event that there is an Establishment Residential building Pattern along a road, then the required front setback shall either be determined in accordance with the standards in Section 4.36 or the minimum requirements in Article XIII, whichever is greater. (See also Footnote C for required lake setbacks on lake lots).
- C.** Lots on Lakes or Waterways: No structure including a principle or accessory building erected on said lot or parcel shall be nearer than seventy-five feet (75') (as measured on the horizontal from the water line as established by the legal level of the lake) to the said lake, river, stream or other navigable waterway, except as is permitted in Section 4.09, or the Established Residential Building Pattern. In the event that there is an Established Residential Building Pattern

along the waterway, then the required front setback shall be determined in accordance with the standards in Section 4.36.

- D. Tri-levels shall be computed using the total square footage of the two (2) uppermost levels; this total to be equal to minimum requirements of one (1) floor residences.
- E. The width of a side yard abutting upon a side street or lane shall not be less than the minimum front yard depth required on an adjoining lot fronting upon such side street or lane, but this shall not reduce the buildable width of any twenty-five feet (25') at the ground level.
- F. The area of buildings at the ground level in this district shall not exceed forty percent (40%) of the lot area and the sixty percent (60%) of the lot area remaining shall be divided between front yard, side yard and rear yard; provided, however, that no rear yard shall have a depth of less than twenty feet (20'). On the side of a lot which abuts property located in any residential zone, a side yard of not less than twenty feet (20') in width shall be provided. In all cases where a building has a wall not of fireproof construction or a fireproof wall pierced with windows or other openings, the building shall be accessible on at least two (2) sides by public street, lane or alley or by a passageway, open above ground, not less than ten feet (10') wide, measured to the lot line, extending to a public street, lane or alley.
- G. No commercial office building shall be erected on any lot if said building contains less than six hundred (600) square feet of floor space at the ground floor level, provided, that this shall not apply to automobile service stations containing more than four hundred (400) square feet of floor space.
- H. The minimum required road frontage shall not be less than eighty percent (80%) of the minimum lot width for the zone on which the property is located.
- I.
 - 1. Structures in Zone 3 that were built on or before November 17, 1987, in compliance with the ten feet (10') side yard setback that was required at the time of construction, shall be considered in conformance with current side setback requirements.
 - 2. Structures in Zone 3 that were built after November 17, 1987 but before April 9, 1998, and structures in Zone 1, 2, and 4 that were built before April 9, 1998, and that were built in compliance with the side yard setback that was in effect on April 8, 1998 (i.e. Zone 1: 6ft), shall also be considered in conformance with current side setback requirements.
 - 3. Enlargement or extension of a structure referred to in the previous paragraphs 1 and 2 shall be permitted on one or both sides that do not comply with the side yard setback requirements specified in the Schedule of Regulations (including the requirement in footnote "N" related to 30% of building width), provided that such enlargement or extension does not reduce the structure's current setback along one or both sides. Any such enlargement or extension shall be considered in conformance with side setback requirements. Nothing in this regulation shall prevent construction that is in compliance with side setback requirements specified in the Schedule of Regulations that shall be required for any enlargement or extension on any side of an existing structure that is already in compliance with said side setback requirements.

J. The maximum building height shall be determined separately for each side of the building, and shall be measured from the building grade (as defined in Section 2.02) to the highest point on the roof. Buildings and structures shall comply with the following maximum height standards:

1. Pitched roof buildings (where the slope of the roof is 1 foot vertical to 4 feet horizontal);
 - i. Zone 1 and 2 30' Feet
 - ii. Zone 2, 3 and 4 35' Feet

2. Flat roof buildings (where the slope of the roof is less than 1 foot vertical to 4 feet horizontal);
 - i. Zone 1 and 2 25' Feet
 - ii. Zone 3 and 4 28' Feet

3. Buildings with a lower level walk-out: The maximum height specified above may be increased by ten (10') feet for residential buildings having a lower level walk-out (as defined in Section 2.02), provided that the walk-out was created because of the natural contour of the land. This provision shall apply only to the side(s) of the building on which the walk-out is located and the side(s) of the building which slope down to the lower level walk-out, provided that the natural contour of the land provides a grade change of at least six (6') feet within the footprint of the proposed residential building.

4. Daylight Windows. Building with daylight windows: The maximum height specified above may be increased by five (5') feet for residential buildings which have lower level daylight windows, provided that the opportunity for the daylight windows was created because of the natural contour of the land. This provision shall apply only on the side(s) of the building on which the daylight windows are located and the side(s) of the building which slope down, provided that the natural contour of the land provides a grade change of at least three (3') feet within the footprint of the proposed residential building.

K. For the purpose of determining Minimum Floor Area, a walkout lower level shall not be counted.

L. The area of the lot covered by the principal building plus all attached accessory buildings and structures and physical features shall be considered in the computations to determine compliance with the lot coverage requirements for "Residences Only". Adjacent buildings, structures, or physical features may include, but are not limited to, swimming pools, garages, patios and terraces (constructed with mortar or dry laid without mortar), tennis courts, decks, greenhouses, and similar structures and features. Projections beyond the face of the building (e.g. eaves or roof overhangs, chimneys, bay windows, lower or upper floor decks, upper floors that cantilever beyond the footprint of the lower level, and below ground projections) shall be included as lot coverage. The area of the lot covered by the principal building plus all attached and detached

accessory buildings and structures shall be considered in the computations to determine compliance with the lot coverage requirements for “All Buildings”. To be considered “detached” building and structures (including decks) shall comply with the requirements in Section 4.15, sub-section E, with respect to setback from the principal building.

M. Landscaped open space shall include landscaped areas and shall exclude any hard-surfaced area or impervious ground cover such as unenclosed ground level projections or driveways. Fountains, sculptures, and similar features that are permitted as part of an approved landscape design shall be included as landscaped open space.

N.

District	Minimum Setback-Total of Both Sides**	Minimum Side Setback
Zone 1	30% of building site width*	8 ft
Zone 2	30% of building site width*	10 ft
Zone 3	30% of building site width*	15 ft
Zone 4	30% of building site width	20 ft

For the purpose of this requirement, building site width shall be the smaller of the following two measurements:

1. Building site width measured at the front building line (as defined in Section 2.02).
2. Building site width measured along a straight line that touches the rear-most part of the principal building and is the shortest distance between the side lot lines (i.e., the rear building line).

**HVAC equipment and power generators shall be excluded from calculations to determine compliance with the 30% side setback requirement.

** The following building sites shall be exempt from the 30% requirement, but shall comply with the numerical setback specified for each district (Zone 1:8 ft, Zone 2:10 ft, Zone 3 :15 ft, and Zone 4: 20 ft).

1. Corner building sites.
2. Building site that did not comply with the width requirements specified in Article XIII at the time of enactment of this provision. However, such building sites shall not be exempt from the 30% requirement if the sites are proposed to be enlarged to achieve compliance with the lot width requirements in Article XIII.

O. The purposed of the lot area standards are to achieve adequate open space around and between dwelling units, achieve building development that is proportional to the size of a lot, provide adequate land on each lot to allow development without the need of variances, preserve the character of the

neighborhood, and maintain privacy on each building site. This can be accomplished on lots meeting the minimum area standards that are nearly rectangular in shape, but is more difficult to accomplish on lots with more than four sides and where a portion of the required lot area is located in appendages or extensions off of the main buildable portion of the lot (see illustration M).

Consequently, proposals to create new lots or building sites on a lot which;

- a. Has more than four sides,
- b. Has an appendage, or
- c. Has less than the minimum lot area required if the area in the appendage is not included in the lot area calculation.

Shall not be permitted.