

Table 3B																					
Area Location and Bulk Standards																					
Commercial and Industrial Zones																					
Revised 01/18/17																					
	C-1	C-2	C-2M	C-4	C-D	PV	PV2	TS	TS2	TS3	SC	C4W	SCW	MU/C1	MU/C2	MU/C3	MU/OS	MR-1	I-1	I-2	
1	Lot area. Each lot shall have a minimum area of: (square feet)																				
	5,000	10,000	10,000	20,000	20,000	10,000	20,000	20,000	20,000	20,000	200,000	20,000	200,000	200,000	200,000	160,000	200,000	80,000	40,000	120,000	
2	Lot shape. Each lot created by the division or acquisition of land after February 28, 1969 shall be of such shape that a square with the following number of feet on each side will fit the lot:																				
	50	80	80	100	100	80	100	100	100	100	300	100	300	200	200	150	200	175	125	175	
3	Lot frontage. Each lot shall have a frontage of the following number of feet or more on a street, said frontage to be a minimum of 50 feet in depth:																				
	50	80	80	100	100	80	100	100	100	100	300	100	300	200	200	100	200	175	125	175	
	(273-25 for interior lots and 273-33) (See also 273-2B definition of "street")																				
4	Height. No building or other structure shall exceed a height of: (feet)																				
	40	40	40	40	40	35	40	40	35	40	40	40	40	40	40		50	40	40	40	
	(273-31 & 273-2 for definitions)																				
	accessory building:																				
	25	25	25	25	25													25	25	25	
5	Setback from street line:																				
							30		30	30		75	75				50				
	§273-28 §273-28 §273-28 §273-28 §273-28 §273-114 §273-121 §273-128 §273-205 §273-183 §273-188 273-227 §273-223																				
	50																				
6	Setback from rear property line. No building or other structure shall be closer than the following distance from any rear lot line: (feet)																				
	10	10	10	12	12	10	12	12	12	25	20	12	20	50	50	50	20	20	30	40	
	(273-26 thru 273-32)																				

	C-1	C-2	C-2M	C-4	C-D	PV	PV2	TS	TS2	TS3	SC	C4W	SCW	MU/C1	MU/C2	MU/C3	MU/OS	MR-1	I-1	I-2
					§273-21	§273-114	§273-200	§273-121	§273-194	273-252	§273-128	§273-210	§273-205	§273-183	§273-188	273-227	§273-223			
7 Setback from side property line. No building or other structure shall be closer than the following distance from any side lot line: (feet)	10	10	10	12	12	10	12	12	12	15	15	12	15	20	20	20	20	15	30	40
8 Setback from residential district boundary line. No building or other structure shall be closer than the following distance from any residential district boundary line: 273-30 . (feet) 273-75M(2)	10	20	20	20	30	20	30	30	30	50	30	30	30	100	§273-188	75	§273-223	20	50	75
9 Projections, as defined in 273-2B , may project not more than the following number of feet into the area required for setbacks from a lot line: (273-60C, projecting and hanging signs)	2	3	3	3	3	3	3	3	3	NA	3	3	3	3	3		3	3	5	5
10 Lot coverage. The aggregate coverage on any lot by buildings and other structures shall not exceed the following percentage of the area of the lot: (273-37)	50%	25	25	25	25	25	25	25	25	25%	25	25		§273-183	§273-188		§273-223	20	30	35
(273-118) (all footprints)						§273-114	§273-200	§273-121	§273-194	273-254	§273-128					§273-229				
11 Total floor area. The aggregate floor area (273-2B definition) on any lot shall not exceed the following percent of the area of the lot: heated area	100%	50	25	50	50	50	50	50	50	40%	50	50	25	15	15	25	25	20	60	60
						§273-114	§273-200	§273-121	§273-194	273-254	§273-128		§273-205	§273-183	§273-188	273-227	§273-223			
12 Impervious Surface. The maximum area of impervious surface (273-2B) shall not exceed the following percent of the area of the lot: (273-48)	70%	75%			75%	60%	55%	60%	55%	45%	60%	55%	40%	40%	40%	40%	40%	40%	40%	40%