

TABLE 2B. DIMENSIONAL REGULATIONS

|  | O                 | WB                | OB                | LI, GI            | Inter-modal | Gate-way | Village District |
|--|-------------------|-------------------|-------------------|-------------------|-------------|----------|------------------|
| (B) Nonresidential uses in other districts.  |                   |                   |                   |                   |             |          |                  |
| Minimum lot area (square feet)               | 6,000             | 6,000             | 6,000             | 6,000             | 6,000       | 30,000   | 6,000            |
| Maximum density, dwelling units per acre     |                   |                   |                   |                   | N/A         | N/A      | 12               |
| Minimum frontage (feet) <sup>(1), (4)</sup>  | 60                | 60                | 60                | 60                | 60          | 60       | 40               |
| Minimum lot width (feet) <sup>(1), (4)</sup> | 60                | 60                | 60                | 60                | 60          | 60       | 40               |
| Minimum front and corner side yard (feet)    | 25                | 25                | 25                | 25                | 0           | 10       | 0                |
| Maximum front yard (feet)                    | —                 | —                 | —                 | —                 | —           | —        | 10               |
| Minimum side yard (feet)                     | 15 <sup>(2)</sup> | 15 <sup>(2)</sup> | 15 <sup>(3)</sup> | 15 <sup>(3)</sup> | 0           | 15       | 0                |
| Minimum rear yard (feet) <sup>(6)</sup>      | 20 <sup>(2)</sup> | 20 <sup>(2)</sup> | 20 <sup>(3)</sup> | 20 <sup>(3)</sup> | 0           | 20       | 20               |
| Maximum structure height (feet)              | 35                | 35                | 40                | 45                | 75          | 75       | 35               |
| Minimum landscaped open space <sup>(8)</sup> | 10%               | 10%               | 10%               | 10%               | 10%         | 10%      | —                |

## Footnotes:

- <sup>(1)</sup> For lots fronting on any street cul-de-sac, both the minimum frontage and lot width shall be at least 80 percent of the requirements.
- <sup>(2)</sup> A commercial building or use including an accessory building or use shall be set back a minimum of 40 feet from an abutting residence district, PDR overlay district, residential PUD overlay district, and open space district, where the open space district contains a parcel of land 5,000 square feet or more including wetlands, as defined in subsection 200.146.
- <sup>(3)</sup> A commercial building or use including an accessory building or use in an industrial district shall be set back as required in footnote (2) above. An industrial building or use including an accessory building or use shall be set back a minimum of 40 feet from an abutting commercial district. A setback of 100 feet shall be required wherever such industrial building or use abuts any district listed in footnote (2) above.
- <sup>(4)</sup> On corner lots, the required frontage and width shall be necessary only on one street provided that the second street frontage maintains the minimum of 80 percent of the frontage requirement.