

commercial buildings and groups thereof to secure greater convenience to the public through improved methods of merchandising, transportation, office management, and distribution of services necessary to the public welfare; for industrial buildings and groups thereof to secure greater efficiency in production through improved methods of manufacturing, transportation, office management, and distribution of products necessary to the public welfare. The PUD may necessitate the variation in the use and area requirements of this ordinance which are designed primarily to apply to the traditional pattern of lot development and building arrangement generally prevailing within the Town.

6. **SUD Special Use District.** A zoning district in which the development of lots shall be according to a plan, and in which development and/or improvements may not correspond in lot size, bulk, type of structure, density, lot coverage or required open space to the regulations otherwise required by the building, subdivision and zoning ordinances.

c. **Schedule of District Regulations.** It shall be unlawful to erect or alter any building unless the following minimum lot, yard areas and bulk controls are provided and maintained in connection with such building.

<i>District Yd.</i>	<i>Min. Area (sq. ft.)</i>	<i>Max. Bldg. Hgt. (ft.)</i>	<i>Min. Lot Depth</i>	<i>Min. Lot Width (ft.)</i>	<i>Min. Front. Yd. Setback (ft.)¹</i>	<i>Min. Rear Yd. Setback (ft.)</i>	<i>Min. Side Yd. Setback (per side)²</i>	
							<i>Interior (ft.)</i>	<i>Corner (ft.)</i>
<i>District Yd.</i>	<i>Min. Area (sq. ft.)</i>	<i>Max. Bldg. Hgt. (ft.)</i>	<i>Min. Lot Depth</i>	<i>Min. Lot Width (ft.)</i>	<i>Min. Front. Yd. Setback (ft.)¹</i>	<i>Min. Rear Yd. Setback (ft.)</i>	<i>Min. Side Yd. Setback (per side)²</i>	
							<i>Interior (ft.)</i>	<i>Corner (ft.)</i>
RD	87,120	35	200	240	40 ^{1, 12}	35 ¹⁰	50	60
R-1	15,000 ³	35	150	100	40 ^{1, 12}	30 ^{4, 10}	15	40
R-2	12,000 ³	35	150	80	30 ^{1, 12}	30 ^{4, 10}	08	30
R-3	16,500 ^{3, 7}	35	150	110	30 ¹²	30 ¹⁰	08	30
R-4 ⁵	20,000 ^{3, 7}	40	150	120	30 ^{1, 12}	20 ^{4, 10}	10	30
R-5M	12,000	20	150	80	30 ¹²	30 ¹⁰	15	30
B-1	15,000	30	NA	90	30 ⁶	20 ⁶	20 ⁶	30 ⁶
B-2	15,000	40	NA	90	30 ⁶	20 ⁶	07 ⁶	30 ⁶
B-3	21,780	40	NA	90	45 ⁶	20 ⁶	20 ⁶	45 ⁶
I	21,780	40	NA	90	20 ⁸	20 ⁸	10	20 ⁸
RB	43,560	40	150	200	40	35	20	40
PUD ⁹	80%	12	80%	80%	80%	80%	11	11
SUD ¹³	Varies	Varies	NA	Varies	Varies	Varies	Varies	Varies

¹ Where adjacent structures have front yard setbacks different from those required, the minimum front yard setback shall be the average setback of such structures, but in no case shall the front yard setback be less than twenty (20) feet.

² Buildings over two (2) stories in height shall require five (5) feet of additional side yard on each side for each additional story in addition to the required minimum side yard.

³ A one-family dwelling may be erected on a lot having less than the minimum required area and width provided the lot existed by virtue of a recorded plat or deed at the time of passage of this ordinance; however, in no event shall a one-family dwelling be erected on a lot less than four thousand (4,000) square feet in area or less than forty (40) feet in width. Such a lot shall be in separate ownership from abutting lands. If abutting land and the substandard lot are owned by the same owner, the substandard lot shall not be sold or used without full compliance with the provisions of this ordinance.

⁴ See Section 10-120v.

⁵ Multi-family dwellings must also comply with the land use intensity standards as found in Section 10-131e.

⁶ May be used for parking development.

⁷ For single-family uses the lot and area requirements of the R-2 District shall apply.

⁸ Must be landscaped, no vehicle parking.

⁹ Five (5) acres single family; two (2) acres multi-family; five (5) acres non-residential; see Section 10-131m for further details.

¹⁰ A rear yard deck shall be permitted to extend into the required rear yard setback fifty percent (50%) of the required rear yard depth, provided