DIMENSIONAL STANDARDS

| | R-8.4 | R-9.6 | Commercial- Office | Business |
|---------------------|--|--|---|---|
| Lot Coverage | 40% | 40% | 60%. The building is limited to 35% | N/A |
| Gross Floor Area | 5,000 sq. ft. or 40% of lot area | 8,000 sq. ft. or 40% of lot area | N/A | N/A |
| Height | 30-feet. Rooftop building appurtenances my extend 5-feet above maximum building height | 30-feet. Rooftop building appurtenances my extend 5-feet above maximum building height | 36-feet. Rooftop building appurtenances my extend 10-feet above maximum building height | 3 stories or 36-feet, whichever is less |
| Setbacks | Front yard setback: 20-feet Rear yard: 25-feet | Front yard setback: 20-feet Rear yard: 25-feet | 50-feet from right of way Rear yard setback: | 10-feet from public right of way |
| | Side yards: Setbacks are variable but would most likely be at least 10-feet Schools: 35-feet from any abutting property and at least 45-feet from public right-of way Places of Worship: 35-feet from any abutting property | Side yards: Setbacks are variable but would most likely be at least 10-feet Schools: 35-feet from any abutting property and at least 45-feet from public right-of way Places of Worship: 35-feet from any abutting property | 50-feet Side yards: The sum yards shall be at least 75-feet. No side yard less than 25-feet A minimum setback of 50-feet from residential. No parking, driveways or building shall be in this setback | |
| Parking | Schools: 1 parking space per classroom. High schools must provide 1 additional parking space per 10 students Places of Worship: 1 parking space per 5 seats in the worship area | Schools: 1 parking space per classroom. High schools must provide 1 additional parking space per 10 students Places of Worship: 1 parking space per 5 seats in the worship area | Civic and social organizations: 1 space for every 4 seats. If not fixed seats, 1 space for every 75 sq. ft. of the building. Day care facilities: 2 parking spaces, plus one parking space for each employees and adequate | Civic and social organizations: 1 space for every 4 seats. If not fixed seats, 1 space for every 75 sq. ft. of the building. Day care facilities: 2 parking spaces, plus one parking space for each employees and |

DIMENSIONAL STANDARDS

| Day care (accessory | Day care (accessory | loading and | adequate loading and |
|------------------------|------------------------|-----------------------|------------------------|
| to facility): Parking | to facility): Parking | unloading facilities. | unloading facilities. |
| for the primary use | for the primary use | | |
| shall be deemed | shall be deemed | Places of worship: 1 | Places of worship: 1 |
| sufficient if at least | sufficient if at least | space for every 5 | space for every 5 |
| one space per | one space per | seats in the worship | seats in the worship |
| employee is provide | employee is provide | area. | area. |
| ad either: 1) 1 | ad either: 1) 1 | | |
| additional sparking | additional sparking | Recreational areas: | Recreational areas: 1 |
| space is provided for | space is provided for | 1 space for every | space for every 100 |
| every 5 children, or | every 5 children, or | 100 sq. ft. of gross | sq. ft. of gross floor |
| 2) adequate pick-up | 2) adequate pick-up | floor area. | area. |
| | | | died. |
| and drop-off space is | and drop-off space is | | Calcalar A minimum |
| provided | provided | Schools: A minimum | Schools: A minimum |
| | | 2 spaces per | 2 spaces per |
| Noncommercial | Noncommercial | classroom unless | classroom unless |
| recreation area: Not | recreation area: Not | additional parking is | additional parking is |
| addressed | addressed | deemed necessary | deemed necessary |
| | | through design | through design |
| | | commission or SEAP | commission or SEAP |
| | | review; and shall | review; and shall |
| | | provide adequate | provide adequate |
| | | loading and | loading and |
| | | unloading facilities. | unloading facilities. |
| | | 5 | 5 |
| | | Mixed use parking: | Mixed use parking: |
| | | The sum of the | The sum of the |
| | | requirements for | requirements for the |
| | | the various uses | various uses |
| | | computed | computed |
| | | separately. Parking | separately. Parking |
| | | | |
| | | for one use shall not | for one use shall not |
| | | be considered for | be considered for |
| | | another use except | another use except |
| | | as specified for | as specified for |
| | | cooperative use. | cooperative use. |
| | | | |
| | | Cooperative | Cooperative parking: |
| | | parking: | Cooperative parking |
| | | Cooperative parking | between two or |
| | | between two or | more adjoining |
| | | more adjoining | property owners is |
| | | property owners is | allowed. With |
| | | allowed. With | approval from the |
| | | approval from the | design commission |
| | | design commission | and the city |
| | | and the city | engineer, the total |
| | | engineer, the total | required spaces may |
| | l | engineer, the total | required spaces may |

DIMENSIONAL STANDARDS

| | be reduced by 25% if no adverse impact will occur. |
|--|--|
| | |