

G. District Lot and Building Bulk Regulations

District	Area (square feet)	Width (feet)	Minimum Lot			Minimum Setbacks (Ft.)			Building Height (Ft.)
			Front (a)	Side (b)	Rear	Principal Building	Accessory Building	Principal Building	
R-1A	15,000	105	35	10-20	3	25	3	35	
R-1B	12,000	90	30	8-20	3	25	3	35	
R-1	8,500	75	25	8-16	3	25	3	35	
R-2									
1-Family	8,500	75	25	8-20	3	25	3	35	
2-Family	10,000	90	25	8-20	3	25	3	35	
R-3									
1-Family	8,500	75	25	8-20	3	25	3	35	
2-Family	10,000	90	25	8-20	3	25	3	35	
3 or more	12,000(c)	110	25	15-30	3	25	5	45	
R-4									
1-Family	8,500	75	25	8-20	3	25	3	35	
2-Family	10,000	90	25	8-20	3	25	3	35	
3 or more	12,000(c)	110	25	15-30	3	25	5	45	
I-R2									
1-Family	12,000	90	30	8-20	3	25	3	35	
R-6									
Manufactured Housing Park (d)									
Single-section	3,500	34	20	e	e	e	3	35	
Multi-section	5,000	50	20	e	e	e	3	35	
Sub-section	7,000	60	25	7-14	3	20	3	35	

Footnotes:

(a) Listed number shall apply to the alternate street side of a corner lot as well as the main frontage on a village street. Minimum setback for federal or state highways shall be 50 feet and for county trunk highways 40 feet. (b) The first number indicates the non-drive side and the second indicates the minimum requirement for both sides; (c) see table on maximum floor area and open space requirements in following Section H; (d) See Section 4-9E for detailed requirements. The minimum size of a manufactured home park shall be 10 acres. (e) the minimum separation between units is 15 feet.