

**TABLE 2 DIMENSIONAL LIMITS (in feet unless noted)**

	ZONE	FRONTAGE	MINIMUM LOT SIZE (SQ. FEET or Acre)	MINIMUM LOT WIDTH	DEPTH OF LOT	FRONT SETBACK	SIDE SETBACK	REAR SETBACK	HEIGHT	COVERED AREA (percentage)	MINIMUM COVERED AREA	MINIMUM PERMEABLE AREA (percentage)
E	Education	100	15000	100	150	50	10	10	55	NA	NA	NA
R1	Residential- Low	100	15000	100	150	30/C	7 1/2	7 1/2	35	25%	NA	65%
R2	Residential- Medium	100	15000	100	150	30/C	7 1/2	7 1/2	35	30%	NA	65%
R3	Residential- New	100	15000	100	150	30	15	15	35	25%	NA	65%
C1	Broadway Commercial	50	15000	100	100	0	0	0	50	NA	85%	NA
HC	Historic Commercial	50	15000	100	150	20	7 1/2	30	35	35%	NA	60%
MC	Marina Commercial	100	1.0 ac	200	150	75	25	30	45	50%	NA	60%
DD	Depot District	50	15000	100		C	7 1/2	7 1/2	35	35%	NA	60%
DI	Downtown Industrial	250	80000	100		S1	S1	S1	S2	65%	NA	35%
IP	Industrial Park	250	80000	100		75	75	S	S2	65%	NA	35%
PR	Parkland Recreation	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

C= The applicable setback where "C" is denoted shall be the average setback line observed by the buildings on the same side of the street within the block at the time of construction. Where there are no existing buildings on the street at time of construction, the setback shall be 30 feet.

S1= The setback from McCrea Street shall be 150 feet. The setback from Broadway shall be 250 feet.

S2= For structures from 150 feet of McCrea Street to 200 feet from McCrea Street, the height limit shall be 40 feet; from 200 feet to 250 feet from McCrea Street the height limit shall be 75 feet; beyond 250 feet the height limit shall be 100 feet. For structures from 250 feet of Broadway to 300 feet from Broadway, the height limit shall be 40 feet; from 300 feet to 350 feet from Broadway the height limit shall be 75 feet; beyond 350 feet the height limit shall be 100 feet.