25-13.3  Permitted Uses

The following uses shall be permitted:

a. Those uses permitted in the B-1 Business Zone
b. Those permitted in the R-3 Residential Zone
c. Condominium
d. Townhouse
e. Professional offices

25-13.4  Prohibited Uses

All other uses shall be prohibited.

25-13.5  Lot Areas, Building Coverage, Lot Coverage and Height Limits

a. Principal structure - Commercial 1.

   As established in 25-30.8

b. Principal structure - Two Family Residential

   1. As established in 25-30.6

c. Townhouse

   1. Minimum lot area 22,500 square feet
      (a) Minimum bulk requirement for individual lots:
          1. Lot area: 1,800 square feet
          2. Lot width: 20 feet
          3. Lot depth: 90 feet
   2. Maximum building height:
(a) principle 35 feet  
(b) accessory 15 feet  
3. Maximum density 12 units per 40,000 square feet  
   (a) no more than 25% three-bedroom units  
4. Minimum front setback 20 feet  
5. Minimum side setback:  
   (a) building end: 10 feet  
   (b) common side: 3 feet  
6. Minimum rear setback:  
   (a) principle 20 feet  
   (b) accessory 10 feet  
7. Minimum gross habitable floor area:  
   (a) one-bedroom unit: 750 square feet  
   (b) two-bedroom unit: 800 square feet  
   (c) three-bedroom unit: 1,000 square feet  
8. Maximum floor area ratio: 1  
9. Maximum lot coverage:  
   (a) principle 40%  
   (b) total 60%  
10. Buildings shall have no more than two dwelling units in a line without setbacks and/or breaks in building elevation of at least five feet.

d. Condominium  
1. Minimum lot area 22,500 square feet  
2. Maximum building height:  
   (a) principle 35 feet  
   (b) accessory 15 feet  
3. Maximum density 15 units per 40,000 square feet  
   (a) no more than 25% three-bedroom units  
4. Minimum front setback 20 feet  
5. Minimum side setback 10 feet  
6. Minimum rear setback:  
   (a) principle 20 feet  
   (b) accessory 10 feet  
7. Minimum gross habitable floor area:  
   (a) one-bedroom unit: 750 square feet  
   (b) two-bedroom unit: 800 square feet  
   (c) three-bedroom unit: 1,000 square feet  
8. Maximum floor area ratio: 1  
9. Maximum lot coverage:  
   (a) principle 40%  
   (b) total 60%  
10. Buildings shall have no more than two dwelling units in a line without setbacks and/or breaks in building elevation of at least five feet.