

**Proposed Ordinance draft- Amend Section 8.05- Area Regulations (within the B-2 Zoning District) to read as follows:**

**300.375 - Area regulations.**

Sec. 8.05. No building or structure nor any enlargement thereof shall be hereafter erected except in conformance with the following yard, lot area and building coverage requirements.

(a) Minimum Setbacks:

- (1) One and two family dwellings. Same as the B-1 Residential District.
- (2) Multiple family dwellings and other permitted uses.
  - (i) Front: 35 feet.
  - (ii) Side: The height of the building.
  - (iii) Rear: 35 ft.

(b) Minimum Lot Width:

- (1) The minimum lot width for **a single or two family dwelling, or** an individual multi-family building located on its own lot shall be 40 feet at the front lot line, expanding to 100 feet at the required front setback line and then maintained throughout the entire remaining portion of the lot.
- (2) A lot which contains more than one duplex or multi-family building shall have at least 66 feet of lot width at the front lot line on a public road, expanding to 100 feet at the required front setback line and then maintained throughout the entire remaining portion of the lot.

(c) Minimum Lot Area for ~~Multi-Family Dwellings and Other Uses:~~

- (1) **Single Family Dwellings: 12,000 square feet for parcels which are served by public sanitary sewer. 15,000 square feet for parcels not served by public sanitary sewer.**
- (2) **Two Family Dwellings: 15,000 square feet for parcels served by public utilities. 30,000 square feet for parcels not served by public utilities.**
- (3) **Multi Family Dwellings:** 4,500 square feet per dwelling unit for parcels served by public water and sanitary sewer. 10,000 square feet per dwelling unit for parcels not served by public water and sanitary sewer
- (4) Lot Area for all other uses: 15,000 square feet.