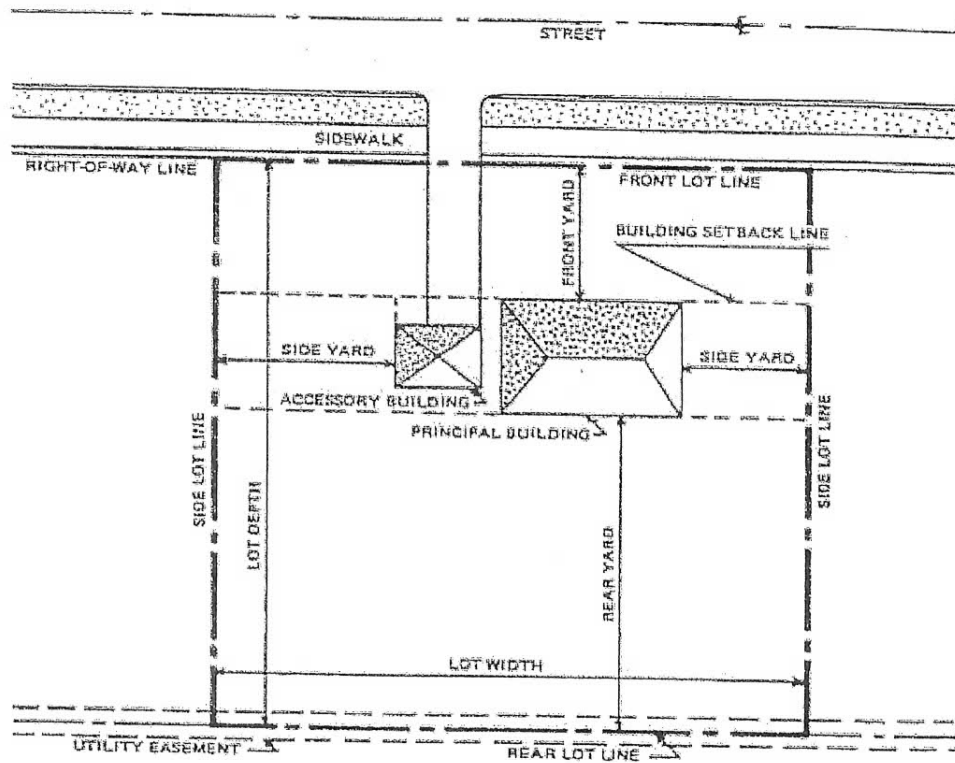


## ARTICLE V. HEIGHT, LOT AREA AND FLOOR AREA REQUIREMENTS

The height, lot area and floor area requirements for the location and erection of buildings on any lot or tract of land are established and shown on the accompanying tables which comprise Article V.



LOT AREA= TOTAL HORIZONTAL AREA

LOT COVERAGE= PER CENT OF LOT OCCUPIED  
BY BUILDING

### LOT TERMS

**ARTICLE V**

<b>HEIGHT, LOT AREA, AND FLOOR AREA REQUIREMENTS FOR RESIDENTIAL USES</b>												
LETTER SYMBOL	DISTRICT	MAXIMUM HEIGHT OF BUILDINGS		MINIMUM WIDTH (IN FEET)				MINIMUM DEPTH OF FRONT YARD IN FEET	MINIMUM DEPTH OF REAR YARD IN FEET	MINIMUM LOT AREA PER FAMILY	NUMBER OF STORIES	MINIMUM RESIDENTIAL FLOOR AREA PER FAMILY IN SQUARE FEET
		STORIES	FEET	MINIMUM LOT FRONTAGE	EITHER SIDE YARD	SUM OF SIDE YARDS	MINIMUM DEPTH OF FRONT YARD IN FEET					
A-1	Agricultural	2½	35	175	15	35	75	50	1 A	1 - 2½	1,000	1,000
R-1	Suburban Residence	2½	35	125	15	35	45	45	27,000 sq. ft.	Less Than 2 or More	1,200	1,000
R-2	Residence						(1)				(6)	
	Individual Sewage Disposal & Water Supply Systems											
	Single-Family	2½	35	100	10	35	40	40	18,000 sq. ft.	1 - 2½	1,000	1,000
	Two-Family	2½	35	120	10	35	40	40	13,500 sq. ft.	1 - 2½	1,000	900
	Combined Sewage Disposal or Water Supply System											
	Single-Family	2½	35	100	10	30	35	35	15,000 sq. ft.	1 - 2½	900	900
	Two-Family	2½	35	120	10	30	35	35	10,000 sq. ft.	1 - 2½	900	900
	Combined Sewage Disposal and Water Supply System											
	Single-Family	2½	35	75	10	25	25	30	10,000 sq. ft.	1 - 2½	800	800
	Two-Family	2½	35	85	10	25	25	30	7,500 sq. ft.	1 - 2½	800	720

**ARTICLE V**

<b>HEIGHT, LOT AREA, AND FLOOR AREA REQUIREMENTS FOR RESIDENTIAL USES (CONT'D)</b>												
LETTER SYMBOL	DISTRICT	MAXIMUM HEIGHT OF BUILDINGS		MINIMUM WIDTH (IN FEET)			MINIMUM DEPTH OF FRONT YARD IN FEET	MINIMUM DEPTH OF REAR YARD IN FEET	MINIMUM LOT AREA PER FAMILY	NUMBER OF STORIES	MINIMUM RESIDENTIAL FLOOR AREA PER FAMILY IN SQUARE FEET	
		STORIES	FEET	MINIMUM LOT FRONTAGE	EITHER SIDE YARD	SUM OF SIDE YARDS					GROUND FLOOR	PER FAMILY
R-3	Residence											
	Individual Sewage Disposal & Water Supply Systems											
	Single-Family	2½	35	100	10	35	40	40	18,000 sq. ft.	1 - 2½	1,000	1,000
	Two-Family	2½	35	120	10	35	40	40	13,500 sq. ft.	1 - 2½	1,000	900
	Combined Sewage Disposal or Water Supply System											
	Single-Family	2½	35	100	10	30	35	35	15,000 sq. ft.	1 - 2½	900	900
	Two-Family	2½	35	120	10	30	35	35	10,000 sq. ft.	1 - 2½	900	900
	Combined Sewage Disposal and Water Supply System											
	Single-Family	2½	35	75	10	25	25	30	10,000 sq. ft.	1 - 2½	800	800
	Two-Family	2½	35	85	10	25	25	30	7,500 sq. ft.	1 - 2½	800	720
	Multiple Family (1) (8)	2½	35	100	10	25	25	30	5,000 sq. ft.	1 - 2½	800	600

NOTE: Manufactured Home Specifications: See ARTICLE VIII.

ARTICLE V

HEIGHT AND LOT AREA REQUIREMENTS  
FOR BUSINESS AND INDUSTRIAL USES

LETTER SYMBOL	DISTRICT	MAXIMUM HEIGHT OF BUILDINGS		MINIMUM WIDTH IN FT.			MINIMUM DEPTH OF FRONT YARD IN FEET (1)	MINIMUM DEPTH OF REAR YARD IN FEET	MAXIMUM PERCENTAGE OF LOT COVERAGE
		STORIES	FEET	EITHER SIDE YARD	SUM OF SIDE YARDS				
B-1	Neighborhood Business (5) (7)	3	45	None	(2)	25	15 (3)	None	
B-2	General Business (5) (7)	3	45	20	40	50	20 (3)	25%	
B-3	Highway Business (5) (7)	3	45	20	40	50	40 (3)	25%	
M-1	Light Industrial (5) (7)	3	45	20 (4)	50	50	40 (3)	25%	
M-2	Heavy Industrial (5) (7)	3	45	20	50	50	40 (3)	25%	
S-1	Special (5) (7)	3	45	20	40	50	40	25%	

FOOTNOTES FOR ARTICLE V TABLES

- (1) A front yard depth of 100 feet shall be required for all lots fronting on Federal or State highways.
- (2) No side yards shall be required, except that a side yard of not less than 10 feet in width shall be provided on the side of lots adjoining a residential district.
- (3) A rear yard of not less than 15 feet in a "B-1" District and not less than 40 feet in a "B-2" District is required where a lot abuts upon a residential district.
- (4) A side yard of not less than 40 feet is required where a lot adjoins a residential district.
- (5) No residence permitted.
- (6) Ground floor elevations shall be constructed according to Wood County regulations.
- (7) Bufferyards: (See Article VII, Section R.)
- (8) Area calculations for condominiums will be 80 percent (80%) of the gross acreage to determine number of units permitted, (i.e., one acre (1 A) = 43,560 sq.ft. x .80 = 34,848 ÷ 5,000 = 6.97 units / acre)