

## DISTRICT REQUIREMENTS

ZONING DISTRICT	MAIN BLDG. SETBACK			LOT WIDTH MINIMUM	LOT AREA MINIMUM	MAIN BLDG. MAX. HEIGHT	FLOOR AREA 1-STORY	FLOOR AREA 2+ STORY	ACCESSORY MAX. HEIGHT	ACCESSORY SETBACK	
	FRONT	REAR	SIDES							SIDE	REAR
<b>S-1</b>	35'	35'	10'	-	-	45'	-	-	45'	3'	6'
<b>A-3</b>	60'	60'	20'	150'	43,560 sq. ft.	45'	900 sq. ft.	1,200 sq. ft.	30'	"	"
<b>A-4</b>	35'	40'	12'	100'	15,000 sq. ft.	45'	1,200 sq. ft.	1,500 sq. ft.	30'	"	"
<b>R-A</b>	30'	35'	10'	80'	12,000 sq. ft.	45'	1,000 sq. ft.	1,200 sq. ft.	30'	"	"
<b>R-1</b>	30'	35'	7'	70'	9,000 sq. ft.	45'	900 sq. ft.	1,200 sq. ft.	30'	"	"
<b>R-2</b>	30'	30'	7'	60'	7,500 sq. ft.	45'	800 sq. ft.	1,100 sq. ft.	30'	"	"
<b>R-3</b>	30'	30'	10'	50' 1-family	4,000 sq. ft./garage	45'	-	-	30'	"	"
				70' 2-family	4,000 sq. ft./garage	45'	-	-	30'	"	"
				125' multi-family	4,000 sq. ft./garage	45'	-	-	30'	"	"
				all dwellings	5,000 sq. ft. w/o garage	45'	-	-	30'	"	"
<b>R-4</b>	30'	30'	10'	50' 1-family	3,000 sq. ft./unit	45'	-	-	30'	"	"
				70' 2-family	3,000 sq. ft./unit	45'	-	-	30'	"	"
				100' multi-family	3,000 sq. ft./unit	45'	-	-	30'	"	"
				all dwellings	4,000 sq. ft. w/o garage	45'	-	-	30'	"	"
<b>R-5</b>	30'	30'	10'	multi-family w/ garage	1,400 sq. ft./unit	60'	-	-	30'	"	"
				multi-family w/o garage	1,600 sq. ft./unit	60'	-	-	30'	"	"
<b>C-1</b>	30'	20'	10'	60'	5,000 sq. ft.	45'	-	-	45'	3'	6'
<b>C-2</b>	35'	20'	10'	60'	5,000 sq. ft.	45'	-	-	45'	"	"
<b>C-4</b>	35'	20'	10'	60'	5,000 sq. ft.	45'	-	-	45'	"	"

† When abutting Residential, see District Section for minimum setback requirements.

<b>M-1</b>	40'	30'	15'	100'	20,000 sq. ft.	45'	-	-	45'	3'	6'
<b>M-2</b>	40'	30'	15'	100'	20,000 sq. ft.	45'	-	-	45'	"	"
<b>M-3</b>	50'	40'	30'	175'	43,560 sq. ft.	60'	-	-	60'	"	"

\* Minimum one (1) acre is required for new construction on any lot in an "A" or "R" District that does not possess public water and sanitary sewer facilities with approval received by the Toledo-Lucas County Health Dept.

\* Lot widths are established at the building line.