

301 DEVELOPMENT STANDARDS TABLE

301.1 The following development standards table applies to the N-2 (C-2-A/TK) zone:

Zone	Max. Height	Max. Residential FAR	Max. FAR Other Uses	Max. FAR Permitted	Green Area Ratio
N-2 (C-2-A/TK)	50 ft. - Same 55 ft. (IZ) NEW	2.5 - Same 3.0 (IZ)	1.5 Same	2.5 3.0 (IZ)	0.3

302 RESERVED

303 FLOOR AREA RATIO

303.1 An existing building on a lot ten thousand (10,000) square feet or less may exceed the maximum floor area ratio standard for non-residential uses, provided the uses are located in the ground story and the story directly above the ground story.

304 LOT OCCUPANCY

304.1 The lot occupancy requirements in the N-2 (C-2-A/TK) zone are set forth in the following table:

Building Type	Lot Occupancy Maximum
Same A Building or portion thereof devoted to Residential use	60%. 75% (IZ)
Same All other buildings	100%

305 REAR SETBACKS

305.1 In the N-2 zone a minimum rear setback of fifteen feet (15 ft.) shall be provided. - Same

306 SIDE SETBACK

306.1 No side setback is required for a building or structure other than a single family detached or semi-detached dwelling; however, if a side setback is provided it shall be at least two inches (2 in.) wide for each foot of height of building but no less than six feet (6 ft.).

306.2 A minimum side setback of eight feet (8 ft.) shall be provided for a single family detached or semi-detached dwelling. - Same