



**LE SUEUR PLANNING COMMISSION**

City Council Chambers  
203 South Second Street

**MEETING AGENDA**

Thursday, May 9, 2019  
6 P.M.

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes
  - 3.1. March 14, 2019
4. New Business
  - 4.1. Member Resignation – Annette Pruitt-Rogers
  - 4.2. Zoning Code Update – Nate Sparks
5. Other Business
  - 5.1 City Council Report
6. Miscellaneous
7. Adjournment



**LE SUEUR PLANNING COMMISSION  
MEETING MINUTES  
Thursday, March 14, 2019**

A meeting of the Planning Commission was held on Thursday, March 14, 2019 at 6 p.m. in the Council Chambers with the following attendees: Scott Schlueter, Jack Roberts, Teresa Tebbe, Nic Williams, and Dan Ryerson. Members absent: Annette Pruitt-Rogers and Ryan Scherer. Councilman Krogmann and Samantha DiMaggio, Community Development Director, were also in attendance.

A **motion** was made by Member Tebbe, seconded by Member Williams, to approve the agenda as written. Voting in favor: Members Schlueter, Tebbe, Roberts, Ryerson and Williams. Voting no: None. Motion carried.

A **motion** was made by Member Roberts, seconded by Member Williams to approve the minutes from February 14, 2019. Voting in favor: Members Schlueter, Tebbe, Roberts, Ryerson and Williams. Voting no: None. Motion carried.

A **motion** was made by Member Tebbe, seconded by Member Ryerson to approve the minutes from February 28, 2019. Voting in favor: Members Schlueter, Tebbe, Roberts, Ryerson and Williams. Voting no: None. Motion carried.

Item 4.1, Public Hearing for BP Motors: A Public Hearing was held by the Planning Commission to review the Conditional Use Permit Request by BP Motors, located at 31061 Forest Prairie Road. BP Motors is requesting the Conditional Use permit to operate an auto sales and service facility at this location. A **motion** was made by Member Roberts, seconded Member Williams, to recommend approval of the Conditional Use Permit to the City Council. Voting in favor: Members Schlueter, Tebbe, Roberts, Ryerson and Williams. Voting no: None. Motion carried.

Item 4.2, Public Hearing for CommonBond: A Public Hearing was held by the Planning Commission to review the applications made by CommonBond for Rezoning, Planned Unit Development (PUD) Preliminary Development Plan and the Preliminary Plat for Phase II of Le Sueur Meadows Development located at 429 Turril Street. A **motion** was made by Member Tebbe, seconded Member Williams, to recommend approval to the City Council on the requested Rezoning of the site to R-4, the Preliminary Plat and the Planned Unit Development/Conditional Use Permit excluding E. 1 (A minimum of two or more separately owned units in at least one principal structure is proposed). Voting in favor: Members Schlueter, Tebbe, Roberts, Ryerson and Williams. Voting no: None. Motion carried.

Item 5, City Council Report: Council Member Krogmann shared the Policy and Procedure manual recommended by the Planning Commission has been adopted by the City Council.

A **motion** by Member Tebbe, seconded by Member Roberts to adjourn until May 9, 2019. Voting in favor: Members Schlueter, Tebbe, Roberts, Ryerson and Williams. Voting no: None. Motion carried.

Respectfully submitted,  
Samantha DiMaggio, Community Development Director



## Planning Commission Item 4.2

TO: Le Sueur Planning Commission  
Samantha DiMaggio, Community Development Director

FROM: Nate Sparks

DATE: May 9, 2019

RE: Zoning Code Update

### **PURPOSE/ACTION REQUESTED**

Nate Sparks, Planning Consultant with NAC Planning will be on hand to go over proposed Zoning Code Amendments.

### **SUMMARY**

The Zoning Districts and Zoning Map are being updated. A draft map is included for your review. The districts are also included for your review. The districts are proposed to have some mild revisions. Property that is used or planned to be used for multi-family is zoned as such. Single family neighborhoods are then protected from intrusion by multi-family uses. The C-I District is split into B-2 and I-1 to separate the uses. A PUD and Institutional District are each being prepared.

### **RECOMMENDATION**

Staff recommends the Planning Commission review the attached information, listen to the presentation and have a discussion on the districts at the meeting.

## ZONING DISTRICTS

153.200 **ESTABLISHMENT OF DISTRICTS:** In order to classify, regulate and restrict the location of trade and industry, and the location of buildings designated for specific uses, to protect residential uses, to regulate and limit the height and bulk of buildings hereafter erected or altered, to regulate and limit the intensity of the use of lot areas, and to regulate and determine the areas of yards and open space within and surrounding such buildings, the City is hereby divided into zoning districts. The use, height and area regulations shall be uniform in each district, and said districts shall be known as:

### A. **Residential Districts:**

1. RR-UR, Rural Residential-Urban Reserve District.
2. R-1, Low Density Single Family Residential District.
3. R-2, Single Family Residential District.
4. R-3, Medium Density Residential District.
5. R-4, High Density Residential District.

### B. **Business Districts:**

1. B-1, Central Business District.
2. B-2, General Business District.

### C. **Industrial Districts:**

1. I-1, Light Industrial District.
2. I-2, General Industrial District.

### D. **Special Districts:**

1. PUD, Planned Unit Development District.
2. PI, Public-Institutional District

### E. **Environmental Protection Districts:**

1. FP, Floodplain Overlay District.

153.201 **ZONING DISTRICT BOUNDARIES:** Zoning district boundary lines established by this Ordinance generally follow lot lines, the center lines of railroad rights-of-way, street rights-of-way, watercourses or the corporate limit lines, all as they exist upon the effective date of this Ordinance and as may be amended by subsequent map amendments.

A. Appeals concerning the exact location of a zoning district boundary line shall be heard by the Council serving as the Board of Zoning Appeals pursuant to \_\_\_\_\_ of this Ordinance.

B. Whenever any street, alley or other public way is vacated by official action by the City, the zoning district adjoining each side of such street, alley or public way shall be automatically extended to the center of such

vacation, and all area included in the vacation shall then and henceforth be subject to all appropriate regulations of the extended districts.

C. All streets, alleys, public ways and railroad rights-of-way, if not otherwise specifically designated, shall be deemed to be in the same zone as the property in the most restrictive classification immediately abutting upon such alleys, streets, public ways or railroad rights of way. Where the center line of a street, alley, public way or railroad rights-of-way serves as a district boundary, the zoning of such areas, unless otherwise specifically designated, shall be deemed to be the same as that of the abutting property up to such center line.

D. All areas within the corporate limits of the City which are under water and which are not shown as included within any zone shall be subject to all regulations of the zone which immediately adjoins such water area. If such water area adjoins two (2) or more zones, the boundaries of each zone shall be construed to be extended into the water area in a straight line until they meet the other district at the halfway point and/or to the corporate limits.

E. Where a single parcel of land is bisected by one (1) or more zoning district boundary lines, land in the more restrictive district shall not be included as a part of the required yards or minimum lot area for any structures or uses not allowed in said district.

**153.202 ZONING MAP:** The location and boundaries of the districts established by this Ordinance are hereby set forth on the zoning map entitled Le Sueur Zoning Map. Said map shall be on file with the Zoning Administrator, and hereinafter referred to as the "Zoning Map". Said map and all the notations, references; and other information shown thereon shall have the same force and effect as if fully set forth herein and thereby made a part of this Ordinance by reference. It is the responsibility of the Zoning Administrator to maintain the Le Sueur Zoning Map, and amendments thereto shall be recorded on said map. The Official Le Sueur Zoning Map shall be kept on file in the City Hall.

**153.203 ANNEXATIONS:** All territory hereafter annexed to the City which is not shown on the Zoning Map shall automatically, upon annexation, be classified within the RR-UR, Rural Residential-Urban Reserve District and shall be subject to all regulations, notations, references and conditions as are applicable to said District until such time that a determination may be made as to the proper district classification for such territory and an amendment can be made to that effect.

**153.204 RESERVED**

**153.205 RURAL RESIDENTIAL-URBAN RESERVE DISTRICT (RR-UR)**

**A. PURPOSE:** The purpose of the RR-UR District is to allow for existing agricultural or rural-type land uses, and rural single-family residences. This district is designed specifically for areas within the city that may be presently used for agriculture but which may be converted to urban uses in the future.

**B. PERMITTED USES:** Subject to applicable provisions of this Ordinance, the following are permitted uses in the RR-UR District:

1. Agriculture, farms, farmsteads, farming and agricultural related buildings and structures subject to Minnesota Pollution Control Agency standards, but not including animal feedlots.
2. Forest and wildlife game management areas.

3. Single family residence

**C. ACCESSORY USES:** Subject to applicable provisions of this Ordinance, the following are permitted accessory uses in the RR-UR District:

1. Accessory uses, buildings and structures customarily incidental and directly related to the uses allowed as permitted, conditional, and interim permit in this Ordinance.
2. Home Occupations.
3. In-home day care facilities.
4. Private garages, parking spaces and carports for licensed and operable passenger cars and trucks.
5. Keeping of livestock, accessory to an agricultural use provided it is not a feedlot.

**D. CONDITIONAL USES:** Subject to applicable provisions of this Ordinance, the following are conditional uses allowed in the RR-UR District:

1. Campgrounds
2. Cemeteries
3. Essential Services
4. Golf and Country Clubs
5. Marinas

**E. INTERIM USES:** Subject to applicable provisions of this Ordinance, the following are interim uses in the RR-UR District:

1. Mining or Land Reclamation

**F. LOT & BUILDING REQUIREMENTS:** The following minimum requirements shall be observed in the RR-UR District, subject to additional requirements, exceptions and modifications set forth in this Chapter:

1. Lot Area Requirements
  - a. Minimum Lot Area: Ten (10) acres.
  - b. Minimum Lot Width: Three hundred (300) feet.
2. Principal Structure Setbacks:
  - a. Front: 30 feet
  - b. Side (interior): 10 feet
  - c. Side (corner): 20 feet
  - d. Rear: 30 feet.
3. Principal Structure Height: 35 feet
4. Impervious surfaces maximum: 35%

**153.206**

**LOW DENSITY SINGLE FAMILY RESIDENTIAL DISTRICT (R-1)**

- A. PURPOSE:** The purpose of the R-1 District is intended to maintain and promote areas of low density residential whereby the emphasis is single family neighborhoods.
- B. PERMITTED USES:** Subject to applicable provisions of this Ordinance, the following are permitted uses in the R-1 District:

  - 1. Single family residence
- C. ACCESSORY USES:** Subject to applicable provisions of this Ordinance, the following are permitted accessory uses in the R-1 District:

  - 1. Accessory uses, buildings and structures customarily incidental and directly related to the uses allowed as permitted, conditional, and interim permit in this Ordinance.
  - 2. Home Occupations.
  - 3. In-home day care facilities.
  - 4. Private garages, parking spaces and carports for licensed and operable passenger cars and trucks.
- D. CONDITIONAL USES:** Subject to applicable provisions of this Ordinance, the following are conditional uses allowed in the R-1 District:

  - 1. Essential Services
  - 2. Small Cell Wireless Facilities
- E. INTERIM USES:** Subject to applicable provisions of this Ordinance, the following are interim uses in the R-1 District:

None
- F. LOT & BUILDING REQUIREMENTS:** The following minimum requirements shall be observed in the R-1 District, subject to additional requirements, exceptions and modifications set forth in this Chapter:

  - 1. Lot Area Requirements
    - a. Minimum Lot Area: 12,000 square feet
    - b. Minimum Lot Width: 80 feet
  - 2. Principal Structure Setbacks:
    - a. Front: 30 feet
    - b. Side (interior): 10 feet
    - c. Side (corner): 20 feet
    - d. Rear: 30 feet.
  - 3. Principal Structure Height: 35 feet

4. Impervious surfaces maximum: 35%

**153.207 SINGLE FAMILY RESIDENTIAL DISTRICT (R-2)**

**A. PURPOSE:** The purpose of the R-2 District is allow areas within the City of predominately low density single family dwellings, to preserve the historic development pattern of the City, and to provide a buffer between those uses which are not compatible with and convenient to residents of the districts.

**B. PERMITTED USES:** Subject to applicable provisions of this Ordinance, the following are permitted uses in the R-2 District:

1. Single family residence

**C. ACCESSORY USES:** Subject to applicable provisions of this Ordinance, the following are permitted accessory uses in the R-2 District:

1. Accessory uses, buildings and structures customarily incidental and directly related to the uses allowed as permitted, conditional, and interim permit in this Ordinance.
2. Home Occupations.
3. In-home day care facilities.
4. Private garages, parking spaces and carports for licensed and operable passenger cars and trucks.

**D. CONDITIONAL USES:** Subject to applicable provisions of this Ordinance, the following are conditional uses allowed in the R-2 District:

1. Essential Services
2. Small Cell Wireless Facilities

**E. INTERIM USES:** Subject to applicable provisions of this Ordinance, the following are interim uses in the R-2 District:

None

**F. LOT & BUILDING REQUIREMENTS:** The following minimum requirements shall be observed in the R-2 District, subject to additional requirements, exceptions and modifications set forth in this Chapter:

1. Lot Area Requirements
  - a. Minimum Lot Area: 7,500 square feet
  - b. Minimum Lot Width: 50 feet
2. Principal Structure Setbacks:
  - a. Front: 30 feet
  - b. Side (interior): 5 feet
  - c. Side (corner): 20 feet
  - d. Rear: 30 feet.



3. Principal Structure Height: 35 feet
4. Impervious surfaces maximum: 50%

**153.208 MEDIUM DENSITY RESIDENTIAL DISTRICT (R-3)**

**A. PURPOSE:** The purpose of the R-3 District is intended to provide for areas of medium density attached housing and single family dwelling units in appropriate areas.

**B. PERMITTED USES:** Subject to applicable provisions of this Ordinance, the following are permitted uses in the R-3 District:

1. Single family residence
2. Two family residences (twinhomes, duplexes)
3. Townhomes

**C. ACCESSORY USES:** Subject to applicable provisions of this Ordinance, the following are permitted accessory uses in the R-3 District:

1. Accessory uses, buildings and structures customarily incidental and directly related to the uses allowed as permitted, conditional, and interim permit in this Ordinance.
2. Home Occupations.
3. In-home day care facilities.
4. Private garages, parking spaces and carports for licensed and operable passenger cars and trucks.

**D. CONDITIONAL USES:** Subject to applicable provisions of this Ordinance, the following are conditional uses allowed in the R-3 District:

1. Essential Services
2. Manufactured Home Park

**E. INTERIM USES:** Subject to applicable provisions of this Ordinance, the following are interim uses in the R-3 District:

None

**F. LOT & BUILDING REQUIREMENTS:** The following minimum requirements shall be observed in the R-3 District, subject to additional requirements, exceptions and modifications set forth in this Chapter:

1. Lot Area Requirements
  - a. Minimum Lot Area:  
Single Family: 7,500 square feet  
Multi-Family: 10,000 square feet
  - b. Minimum Lot Width: 50 feet

2. Principal Structure Setbacks:
  - a. Front: 30 feet
  - b. Side (interior):  
Single Family: 5 feet  
Multi-Family (one story): 7.5 feet  
Multi-Family (two story): 10 feet  
Multi-Family (three stories): 15 feet
  - c. Side (corner): 20 feet
  - d. Rear: 30 feet.
3. Principal Structure Height: 35 feet
4. Impervious surfaces maximum: 50%

**153.209 HIGH DENSITY RESIDENTIAL DISTRICT (R-4)**

- A. PURPOSE:** The purpose of the R-4 District is intended to provide for areas of high density residential housing in the proper context.
- B. PERMITTED USES:** Subject to applicable provisions of this Ordinance, the following are permitted uses in the R-4 District:
  1. Single family residence
  2. Two family residences (twinhomes, duplexes)
  3. Townhomes
- C. ACCESSORY USES:** Subject to applicable provisions of this Ordinance, the following are permitted accessory uses in the R-4 District:
  1. Accessory uses, buildings and structures customarily incidental and directly related to the uses allowed as permitted, conditional, and interim permit in this Ordinance.
  2. Home Occupations.
  3. In-home day care facilities.
  4. Private garages, parking spaces and carports for licensed and operable passenger cars and trucks.
- D. CONDITIONAL USES:** Subject to applicable provisions of this Ordinance, the following are conditional uses allowed in the R-4 District:
  1. Essential Services
  2. Manufactured Home Park
  3. Assisted Living Facility or Nursing Home
  4. Commercial Day Care Center
  5. Public and Private Schools
  6. Hospitals
  7. Churches

**E. INTERIM USES:** Subject to applicable provisions of this Ordinance, the following are interim uses in the R-4 District:

None

**F. LOT & BUILDING REQUIREMENTS:** The following minimum requirements shall be observed in the R-3 District, subject to additional requirements, exceptions and modifications set forth in this Chapter:

1. Lot Area Requirements
  - a. Minimum Lot Area: 10,000 square feet
  - b. Minimum Lot Width: 50 feet
2. Principal Structure Setbacks:
  - a. Front: 30 feet
  - b. Side (interior):  
Multi-Family (one and two stories): 10 feet  
Multi-Family (three stories): 15 feet
  - c. Side (corner): 20 feet
  - d. Rear: 30 feet.
3. Principal Structure Height: 45 feet
4. Impervious surfaces maximum: 50%

**153.209 CENTRAL BUSINESS DISTRICT (B-1)**

**A. PURPOSE:** The purpose of the B-1 District is to encourage the continuation of a viable business area by allowing retail, service, office, and entertainment facilities.

**B. PERMITTED USES:** Subject to applicable provisions of this Ordinance, the following are permitted uses in the B-1 District:

1. Retail commercial such as grocery, hardware, drug, clothing, jewelry, and furniture stores.
2. Restaurants, cafes, and supper clubs
3. Taverns and bars
4. Personal service shops such as laundry, barber, beauty shops, dry cleaning, shoe repair, and photography services.
5. Entertainment and amusement services such as movie theaters and bowling alleys.
6. Professional service offices such as medical and dental clinics, architects, and attorneys.
7. Finance, insurance, and real estate services.
8. Plumbing and electrical contracting businesses.
9. Lodging services such as hotels and bed and breakfasts.
10. Shopping centers and malls
11. Post office
12. Off-sale liquor store

**C. ACCESSORY USES:** Subject to applicable provisions of this Ordinance, the following are permitted accessory uses in the R-4 District:

1. Accessory uses, buildings and structures customarily incidental and directly related to the uses allowed as permitted, conditional, and interim permit in this Ordinance.
2. Residential dwelling units provided they are located above the first floor of a commercial establishment.
3. Parking areas for licensed and operable passenger cars and trucks.

**D. CONDITIONAL USES:** Subject to applicable provisions of this Ordinance, the following are conditional uses allowed in the B-1 District:

1. Essential Services
2. Commercial Day Care Center
3. Public and Private Schools

**E. INTERIM USES:** Subject to applicable provisions of this Ordinance, the following are interim uses in the B-1 District:

None

**F. LOT & BUILDING REQUIREMENTS:** The following minimum requirements shall be observed in the B-1 District, subject to additional requirements, exceptions and modifications set forth in this Chapter:

1. Lot Area Requirements
  - a. Minimum Lot Area: 2,000 square feet
  - b. Minimum Lot Width: 20 feet
2. Principal Structure Setbacks – Commercial Core:
  - a. Front (maximum/minimum): 0 feet
  - b. Side (maximum/minimum): 0 feet
  - d. Rear (minimum): 0 feet.
3. Principal Structure Setbacks – Downtown Periphery:

Front, side, rear (minimum): 0 feet
4. Principal Structure Height: 45 feet
5. Impervious surfaces maximum: 100%

**A. PURPOSE:** The purpose of the B-2 District is to allow for contemporary business on major transportation corridors and outside of the central business district.

**B. PERMITTED USES:** Subject to applicable provisions of this Ordinance, the following are permitted uses in the B-2 District:

1. All uses permitted in the B-1 District
2. Commercial recreation facilities.
3. Commercial Day Care Centers

**C. ACCESSORY USES:** Subject to applicable provisions of this Ordinance, the following are permitted accessory uses in the B-2 District:

1. Accessory uses, buildings and structures customarily incidental and directly related to the uses allowed as permitted, conditional, and interim permit in this Ordinance.
2. Parking areas for licensed and operable passenger cars and trucks.

**D. CONDITIONAL USES:** Subject to applicable provisions of this Ordinance, the following are conditional uses allowed in the B-2 District:

1. Multi-Family Residential
2. Commercial Day Care Center
3. Public and Private Schools
4. Churches
5. Public Parking Lots
6. Motor vehicle repair shops
7. Motor vehicle sales
8. Gas stations
9. Assisted Living Facilities and Nursing Homes
10. Hospitals
11. Accessory outdoor sales areas

**E. INTERIM USES:** Subject to applicable provisions of this Ordinance, the following are interim uses in the B-2 District:

None

**F. LOT & BUILDING REQUIREMENTS:** The following minimum requirements shall be observed in the B-2 District, subject to additional requirements, exceptions and modifications set forth in this Chapter:

1. Lot Area Requirements
  - a. Minimum Lot Area: 7,500 square feet
  - b. Minimum Lot Width: 50 feet
2. Principal Structure Setbacks

- a. Front: 20 feet
  - b. Side (internal): 10 feet
  - c. Side (corner): 20 feet
  - d. Rear: 20 feet.
3. Principal Structure Height: 50 feet
  4. Impervious surfaces maximum: 50%

**153.209 LIGHT INDUSTRIAL (I-1)**

**A. PURPOSE:** The purpose of the I-1 District is to allow for light industrial businesses that do not pose problems of air pollution, noise, junk storage, odor, and vibrations.

**B. PERMITTED USES:** Subject to applicable provisions of this Ordinance, the following are permitted uses in the I-1 District:

1. Productions, processing, cleaning, servicing, testing, and repair facilities.
2. Warehousing
3. Self storage facilities
4. Transportation terminals
5. Wholesale business
6. Offices
7. Essential Services
8. Commercial kennels
9. Plumbing and electrical contracting business
10. Commercial recreation facilities.
11. Commercial Day Care Centers
12. Gas station

**C. ACCESSORY USES:** Subject to applicable provisions of this Ordinance, the following are permitted accessory uses in the I-1 District:

1. Accessory uses, buildings and structures customarily incidental and directly related to the uses allowed as permitted, conditional, and interim permit in this Ordinance.
2. Parking areas for licensed and operable passenger cars and trucks.

**D. CONDITIONAL USES:** Subject to applicable provisions of this Ordinance, the following are conditional uses allowed in the I-1 District:

1. Public and Private Schools
2. Churches
3. Motor vehicle repair shops
4. Motor vehicle sales
5. Gas stations
6. Assisted Living Facilities and Nursing Homes
7. Hospitals

8. Accessory exterior storage
9. Adult uses

**E. INTERIM USES:** Subject to applicable provisions of this Ordinance, the following are interim uses in the I-1 District:

None

**F. LOT & BUILDING REQUIREMENTS:** The following minimum requirements shall be observed in the I-1 District, subject to additional requirements, exceptions and modifications set forth in this Chapter:

1. Lot Area Requirements
  - a. Minimum Lot Area: 10,000 square feet
  - b. Minimum Lot Width: 50 feet
2. Principal Structure Setbacks
  - a. Front: 20 feet
  - b. Side (internal): 10 feet
  - c. Side (corner): 20 feet
  - d. Rear: 20 feet.
3. Principal Structure Height: 50 feet
4. Impervious surfaces maximum: 50%

#### **153.209 GENERAL INDUSTRIAL (I-2)**

**A. PURPOSE:** The purpose of the I-2 District is to allow for general industrial businesses.

**B. PERMITTED USES:** Subject to applicable provisions of this Ordinance, the following are permitted uses in the I-2 District:

1. Productions, processing, cleaning, servicing, testing, and repair facilities.
2. Warehousing
3. Transportation terminals
4. Wholesale business
5. Essential Services
6. Plumbing and electrical contracting business

**C. ACCESSORY USES:** Subject to applicable provisions of this Ordinance, the following are permitted accessory uses in the I-2 District:

1. Accessory uses, buildings and structures customarily incidental and directly related to the uses allowed as permitted, conditional, and interim permit in this Ordinance.
2. Parking areas for licensed and operable passenger cars and trucks.

**D. CONDITIONAL USES:** Subject to applicable provisions of this Ordinance, the following are conditional uses allowed in the I-2 District:

1. Motor vehicle repair shops
2. Accessory exterior storage
3. Manufacturing and refining of chemicals
4. Extracting, processing, and storage of sand, gravels, stone, and other raw materials

**E. INTERIM USES:** Subject to applicable provisions of this Ordinance, the following are interim uses in the I-2 District:

None

**F. LOT & BUILDING REQUIREMENTS:** The following minimum requirements shall be observed in the I-2 District, subject to additional requirements, exceptions and modifications set forth in this Chapter:

1. Lot Area Requirements
  - a. Minimum Lot Area: 10,000 square feet
  - b. Minimum Lot Width: 50 feet
2. Principal Structure Setbacks
  - a. Front: 20 feet
  - b. Side (internal): 10 feet
  - c. Side (corner): 20 feet
  - d. Rear: 20 feet.
3. Principal Structure Height: 50 feet
4. Impervious surfaces maximum: 50%