

**Section 035-050 Building Requirements**

1. No building shall exceed a height of thirty-five (35) feet, and no space have more than three (3) sides of floor level below the subterranean grade shall be used for dwelling purposes.
2. All multi-unit dwellings and accessory buildings shall have a minimum of fifty (50) feet from the front lot line or if there is no established street line, then a minimum of seventy-five (75) feet from the center of the paved road, sixty (60) feet from the side lot lines and sixty (60) feet from the back lot lines.
3. No multi-unit dwelling parking area or other accessory buildings or uses shall be located within fifty (50) feet of any front lot line, or within fifteen (15) feet of any back lot line or side lot line.
4. The distance between the front of any multi-unit dwelling and any side of any other multi-unit dwelling on the same lot shall be not less than one hundred (100) feet.
5. The distance between the ends of any two (2) multi-unit dwellings on the same lot shall not be less than fifty (50) feet or less than twice the height of the taller of the buildings, whichever is greater.
6. No court or open space which is bounded on three (3) or more sides by walls of any building or buildings, principal or accessory, shall be less in any horizontal dimension than fifty (50) feet or less than twice the height of any building wall facing such court or open space, whichever is greater.
7. No multi-unit dwelling shall contain more than twelve (12) units.
8. Each family dwelling unit shall have two (2) separate and remote means of egress, each leading directly outdoors and stairways meeting a two-hour fire-resistant rating, as provided in the State Building Code.
9. The floor area and number of rooms devoted to living area in each family dwelling unit shall be not less than is listed below. All measurements shall be inside dimensions. Only that space within the dwelling unit used exclusively for living purposes shall be considered. Laundries, halls, closets, vestibules and stairways shall be expressly excluded from consideration.

10. Minimum Floor Area

Number of Rooms	(square feet)
Fewer than 3	500
For 3	750
For each additional	125

Bathrooms of fewer than sixty (60) square feet and kitchens of less than ninety (90) square feet in area shall each count as a half-room.