

**ARTICLE 17
SCHEDULE OF REGULATIONS**

	MINIMUM BLDG SITE PER UNIT		MAXIMUM BUILDING HEIGHT		MINIMUM SETBACK REQUIREMENTS				MAXIMUM LOT COVERAGE	MINIMUM FLOOR AREA	
	Area (sq. ft.)	Lot Width	Stories	Height	Front Least One	Side Total Two	Rear		(in percent)	One Story	Two Story
Zoning District											
AG Agriculture	43,560	150'	2 ½	35'	40 a.	15d	30d	30	35	1,200	
R-1 Single Family Res.	15,000	100'	2 ½	35'	30 a.	10d	20d	25	35	1,300	750
R-2 Single Family Res.	10,500	80'	2 ½	35'	30 a.	8d	18d	25	35	960	750
R-3 Single Family Res.	8,700	66'	2 ½	35'	30 a.	6d	15d	25	35	760	600
RT Two Family Residential	8,700	80'	2 ½	35'	30 a.	6d	15d	25	35	760	600
Single Family Duplex	10,000	80'	2 ½	35'	30 a.	6d	15d	25	35	1,200	600
RM Multiple Family Residential	e	e	e	e	e.a.b	e.f.g	e.f.g	e	e	e	
RMH Residential Mobile Home	10 Acres	--	2 ½	35'	--	--	--	--	--	--	--
B-1 Local Business		--	2 ½	35'	--	h.i.	--	i.j.	--	--	--
B-2 General Business	--	--	3	40'	--	h.i.	--	i.j.	--	--	k.
CBD Central Business	--	--	2 ½	35'	l.	j.l.	l.	l.	--	--	--
P Parking	--	--	--	--	--	j.	--	--	--	--	--
RO Restricted Office	--	--	2 ½	35'	--	--	--	--	--	--	--
I-1 Light Industrial	20,000	100'	3	50	50	30	60	30	50	--	--
I-2 General Industrial	20,000	100'	3	50	50	30	60	30	50	--	--

*Both Single and Two Family dwellings shall have a minimum width of twenty-four (24) feet throughout its entire length measured between the exterior part of the walls having the greatest length.

ARTICLE XVII

17.1 FOOTNOTES TO SCHEDULE OF REGULATIONS

a) In all residential districts, the required front yard shall not be used for off-street parking, loading, or unloading, and shall remain as open space unoccupied and unobstructed from the ground upward except for landscaping, plant materials, or vehicle access drives.

b) The minimum floor area per dwelling unit shall not include areas of basements, breezeways, unenclosed porches, terraces, attached garages, attached sheds, or utility rooms.

c) In the AG, R-1, R-2, R-3 and R-T Districts, the width of side yards, which abut upon a street on the same side or on the opposite side of the same block, upon which other residential lots front, shall not be less than the required front yard of said homes which front upon said side street.

d) Site Requirements – Two family dwelling permitted in the RM District shall observe the same area, height, bulk and placement requirements of the R-T District.

	<u>Garden Apartments</u>	<u>Townhouses</u>	<u>Housing for the Elderly</u>
Gross Site Area	1 acre (Min.) .3 x Develop- able Area	2 Acres (Min.) .25 x Develop- able Area	2 Acres (Min.) .4 x Develop- able Area
Maximum Lot Coverage	.25 x Development	.25 x Development	.25 x Development
Maximum Height (B)	2 ½ Stories 35 ft.	2 ½ Stories 35 ft.	4 Stories of 60 ft.
Minimum Parking	2 Spaces Per Unit of 1-24 Units. 1.75 Spaces Per Unit of 24+ Units	2 Spaces Per Unit	.75 Spaces Per Unit
Minimum Landscaped Area	.2 x Gross Site Site Area	.25 x Gross Site Area	.3 x Gross Site Area

Lawton Zoning Revisions

Maximum Density	14 Units Per Acre	8 Units Per Acre	25 Units Per Acre
Minimum Front Yard (A)	25 ft.	25 ft	25 ft.
Minimum Side Yard (B,C,D,)	20 ft., 40 ft. (total two)	20 ft., 40 ft. (total two)	25 ft., 50 ft. (total two)
Minimum Rear Yard (B)	30 ft.	30 ft.	40 ft.
Minimum Floor Per unit			
Efficiency	500 sq. ft.	600 sq. ft.	500 sq. ft.
One Bedroom	650 sq. ft.	750 sq. ft.	600 sq. ft.
Two Bedroom	800 sq. ft.	900 sq. ft.	750 sp. ft.
Three Bedroom	950 sq. ft.	1200 sq. ft.	-----
Four Bedroom	1200 sq. ft.	1500 sq. ft.	-----

e) For every lot on which a multiple row or terrace dwelling is erected, there shall be provided a side yard on each side of the lot, as indicated in the Schedule. Each side yard shall be increased beyond the yard spaces indicated by one (1) foot for each ten (10) feet or part thereof by which the length of the multiple row, or terrace dwelling exceeds forty (40) feet in overall dimension along the adjoining lot line.

f) Where two (2) or more multiple row or terrace dwellings are erected upon the same lot, a minimum yard space of twenty (20) feet in width shall be provided between structures. This yard width shall be increased by two (2) feet for each ten (10) feet or part thereof, by which each multiple row or terrace dwelling, having common yards, exceeds forty (40) feet in length on that side of the dwelling facing the common yard.

g) Where any B-1, B-2 or CBD District borders on a side street, whereon a residential zoning district exists in the same block, there shall be provided a setback of five (5) feet for all commercial buildings and parking and loading areas.

h) Where B-1, B-2, CBD District borders a residentially zoned district and the districts are not separated by an alley or street, there shall be a minimum building setback of ten (10) feet from the property line.

Loading space shall be provided for the rear yard in the ratio of at least ten (10) square feet per front foot of the building. Where an alley or street exists or is provided at the rear of buildings,

the rear building setback and loading requirements may be computed from the center of said alley or street. The Zoning Board of Appeals may waive this requirement in cases where this section causes undue hardship.

j) Where motels or hotels are permitted in a B-2 District, a minimum of two hundred and fifty (250) square feet of floor area per unit shall be provided.

k) Land uses within the CBD Central Business District Zoning District shall be exempt from providing off-street parking.