

ARTICLE XII. DEVELOPMENT STANDARDS FOR DWELLING

1. When permitted in a district, dwellings shall comply with the development standards set forth in the following schedule.

| Condition | Lot Area and Lot Width | | Minimum Front Yard Setback from Property Line | | | Minimum Side Yard | Minimum Rear Yard | Maximum Building Height ** *** | Max. Dwelling units permitted per acre of gross land area (dwelling unity density) |
|---|---|-----------------------|---|----------------------------|---------------|-------------------|-------------------|--------------------------------------|--|
| | Min. Lot area per dwelling unit (sq. Ft.) | Min. Lot Width (Feet) | Major Arterial Street* | Secondary Arterial Street* | Minor Street* | | | | |
| Dwellings served by public water supply and public sewerage. A. One-family dwellings | | | | | | | | | |
| 1. Detached - residence | 6,000 | 60 | 25 | 25 | 25 | 7 | 25 | 36 | 7 |
| B. Two-family dwelling | | | | | | | | | |
| 1. Attached; semi-detached | 3,600 | 70 | 25 | 25 | 25 | 0 | 25 | 36 | 6(2 fam) |
| 2. Detached | 3,600 | 70 | 25 | 25 | 25 | 7 | 25 | 36 | 6(2 fam) |
| C. Multi-family dwellings (NOTE) | | | | | | | | | |
| 1. Efficiency | 1,800 | 100 | 25 | 25 | 25 | 10 | 25 | 36 | 12 |
| 2. One-bedroom unit | 1,800 | 100 | 25 | 25 | 25 | 10 | 25 | 36 | 10 |
| 3. Two-bedroom unit | 1,800 | 100 | 25 | 25 | 25 | 10 | 25 | 36 | 9 |
| 4. Three (or more) bedroom unit | 1,800 | 100 | 25 | 25 | 25 | 10 | 25 | 36 | 7 |

* No structure shall be located closer than 15 feet from any right-of-way line.

** Height restrictions shall be controlled by section 5-201 (2)(B) of the general ordinances of the Town of Thunderbolt.

*** For setback requirements if height variance granted setbacks from front, rear, and side property lines shall be increased two feet for every foot above the maximum height allowed.

Thunderbolt street classifications within the Thunderbolt Town limits :

- Victory Drive is hereby designated as a major arterial roadway.
- No streets are presently designated as secondary arterial roadways.
- All other streets are designated as minor streets.

(NOTE) See Article III. Definition (#17)

2. Development Standards for Dwellings. When permitted in a district, dwellings shall comply with the development standards set forth in the following schedule.

| Condition | Lot Area and Lot Width | | Minimum Front Yard Setback from Property Line | | | Minimum Side Yard | Minimum Rear Yard | Maximum Building Height ** *** | Max. Dwelling units permitted per acre of gross land area (dwelling unity density) |
|---|---|-----------------------|---|----------------------------|---------------|-------------------|-------------------|--------------------------------------|--|
| | Min. Lot area per dwelling unit (sq. Ft.) | Min. Lot Width (Feet) | Major Arterial Street* | Secondary Arterial Street* | Minor Street* | | | | |
| 2. Dwellings served by public water and by own individual waste disposal system | As approved by County health Dept, but not less than: | | | | | | | | |
| a. One-family dwelling | 10,000 | 75 | 85 | 75 | 60 | 7 | 25 | 36 | 4 |
| b. Two-family dwellings | 14,000 | 80 | 85 | 75 | 60 | 7 | 25 | 36 | 3 (6 fam) |
| c. Three-family dwellings | 20,000 | 90 | 85 | 75 | 60 | 10 | 25 | 36 | 2 (6 fam) |
| d. Multi-family dwellings (NOTE) | 42,500 | 120 | 85 | 75 | 60 | 15 | 25 | 36 | 3 units |
| 3. Dwellings served by own individual water supply and waste disposal system | As approved by County health Dept, but not less than: | | | | | | | | |
| a. One-family dwellings | 20,000 | 100 | 85 | 75 | 60 | 10 | 25 | 36 | 2 |
| b. Two-family dwellings | 35,000 | 110 | 85 | 75 | 60 | 10 | 25 | 36 | 1 (2 fam) |
| c. Three-family dwellings | 42,500 | 120 | 85 | 75 | 60 | 15 | 25 | 36 | 1 (3 fam) |
| d. Multi-family dwellings (NOTE) | 42,500 | 160 | 85 | 75 | 60 | 20 | 25 | 36 | 1 (3 fam) |

*No structure shall be located closer than 15 feet from any right-of-way line.

**Height restrictions shall be controlled by section 5-201 (2)(B) of the general ordinances of the Town of Thunderbolt.

*** For setback requirements if height variance granted setbacks from front, rear, and side property lines shall be increased two feet for every foot above the maximum height allowed.

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(NOTE) See Article III. Definition (#17)

3. Development Standards: Unless otherwise provided in this ordinance, a non-dwelling use when permitted in a district shall comply with development standards established by this schedule for the District in which located.

Setback from Property Lines in Feet Height Restrictions in Feet

| | Minimum Front Yard | | | Minimum side yard ** | Minimum rear yard ** | Maximum Height *** **** |
|--------------------------------|--------------------|--------------------|--------------|-------------------------|-------------------------|-------------------------------|
| District | Major Arterial | Secondary Arterial | Minor Street | | | |
| B, I-P | 50 | 40 | 40 | 7 or 10* | 30 | 36 |
| C-M | 85 | 75 | 60 | 15 | 35 | 36 |
| H/M (Hotel & Motel) | 85 | 85 | 75 | 15 | 30 | 36 |
| I, L-I | 50 | 40 | 40 | 7 or 10* | 30 | 36 |
| R-1 | 85 | 75 | 60 | 15 | 30 | 36 |
| R-2 | 85 | 75 | 60 | 15 | 30 | 36 |
| R-3 ***** | 85 | 75 | 60 | 15 | 30 | 36 |
| R-M-H | 85 | 75 | 60 | 15 | 30 | 36 |
| W-I | 50 | 40 | 40 | 7 or 10* | 30 | 36 |

*Where abutting property is in an R-District then 10 feet is required.

** Provided that no structure shall be located closer than 15 feet from the right-of-way.

***Height restrictions shall be controlled by section 5-201 (2)(B) of the general ordinances of the Town of Thunderbolt.

****For setback requirements if height variance granted setbacks from front, rear, and side property lines shall be increased two feet for every foot above the maximum height allowed.

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***** Article III. Definition (#17) Dwelling, Multi-family- A building either designed, constructed, altered or used for more than two adjoining dwelling units, with each dwelling unit having a party wall or party floor where it joins at least one other dwelling unit in the building. This includes but is not limited to apartments, condominiums, townhouses, or any type of multi-family structure.

*****See Article III. Definition (#17)