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2. Population Density, Land Coverage and Other Special Restrictions

a. Site Development Standards

- (1) There is no minimum lot area or lot width requirement.
- (2) The minimum front yard shall be 25 feet.
- (3) There is no minimum required side or rear yard, except that any side or rear yard greater than zero feet shall be five feet minimum.
- (4) The maximum building height shall be two and one-half stories and 35 feet.
- (5) There is no maximum lot coverage requirement.

b. Minimum Offstreet Parking

For any permitted use, there shall be at least one space per 200 square feet of gross floor area of the ground floor, plus one space per 300 square feet of gross floor area of all other floors.

c. Minimum Offstreet Loading

- (1) For any office use (based on gross floor area), there shall be at least one space for 20,000 to 100,000 square feet, two spaces for 100,001 to 350,000 square feet, and one additional space for each 200,000 square feet or fraction thereof over 350,000 square feet.
- (2) For any retail, nonmanufacturing or non-fabricating establishment (based on gross floor area), there shall be at least one space for 10,000 to 30,000 square feet, two spaces for 30,001 to 75,000 square feet, three spaces for 75,001 to 150,000 square feet, and one additional space for each 100,000 square feet or fraction thereof over 150,000 square feet.

3. General Regulations and Controls

These regulations and controls are in addition to those set forth in the previous subsection.

a. Every Building Upon a Lot

Every building or use erected or established shall be located upon a lot or tract in one ownership, legally transferable as a single unit of land.

b. Road Access

No building or buildings shall be erected upon a lot unless the lot abuts an open road, a publicly approved road, or publicly maintained road or a publicly approved access easement.

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