

ZONING

300 Attachment 5

Town of Lyons

Table 300-5.3B
Schedule of Area Regulations: Town Center District

KEY:

NP= Not Permitted

	Division 1	Division 2	Division 3
Lot Area:			
Lots not served with public water or sewer	30,000 square feet	NP	NP
Lots served with either public water or sewer	20,000 square feet	20,000 square feet	NP
Lots served with both public water and sewer	7,500 square feet	7,500 square feet	2,000 square feet
Lot Width:			
Lots not served with public water or sewer	125 feet	NP	NP
Lots served with either public water or sewer	100 feet	100 feet	NP
Lots served with both public water and sewer	75 feet	50 feet	20 feet
Yards (Setbacks):	NOTE: All setbacks must conform to the Uniform Code, which may require greater setbacks.		
Front yard	25 feet	25 feet	10 feet
Each side yard	10 feet	10 feet	10 feet
Rear yard	20 feet	20 feet	10 feet
Maximum Building Height	3 stories or 35 feet	4 stories or 50 feet	4 stories or 50 feet
		High-rise buildings of any height shall be allowed in the Town Center District, Division 2 or Division 3, by special permit.	