

11:00 DISTRICT A-DWELLING

No Lot shall be used or subdivided and no structure shall be erected, used, constructed, occupied or altered, except for one or more of the following permitted uses with limitations as provided herein:

11:01 RESIDENTIAL LOT

11:01.01 Minimum lot area: The minimum area of any lot shall be twelve thousand (12,000) square feet exclusive of any portion thereof lying within the dedicated portion of a street or drainage easement.

11:01.02 Minimum lot width: No lot shall be less than fifty-five (55) feet wide at the front street property line, nor shall its width be less than seventy-five (75) feet at the front building line.

11:01.03 Front building line: No building shall be located on any plot nearer than thirty (30) feet to a front lot line which adjoins a local street or forty (40) feet to a front lot line which adjoins either Wirt Road or Westview.

11:01.04 Side building line: No building shall be located nearer than eight (8) feet to any side lot line, nor nearer than fifteen (15) feet to any side local street line nor nearer than twenty-five (25) feet to either the Wirt or Westview street line; further, no second story shall be located closer than ten (10) feet to any side lot line.

11:01.05 Rear building line: No main building, including an attached garage, shall be located nearer than twenty-five (25) feet to the rear lot line, and no detached garage or accessory building shall be located nearer than ten (10) feet to any rear lot line.

11:01.06 Maximum lot coverage: The maximum coverage of any lot with any non-permeable constructed surface shall not exceed sixty (60) percent of the lot area located behind the required front building line, and shall not exceed fifty (50) percent of the lot area located in front of the required front building line. For computation of lot coverage, by way of example only, "non-permeable constructed surface" shall include buildings, garages, accessory buildings, pools, patios, sidewalks, driveways, any paved surface for automobiles, and other non-permeable constructed surface areas, but shall exclude, by way of example only, stepping stones, air conditioner supports, landscape border stones, wooden decks, and similar materials or structures.

11:01.07 Area drainage: Each Lot shall be finish graded so as to maintain the drainage of such property without adversely affecting the existing drainage pattern of adjacent property and to prevent damage by overflow of water onto adjacent property caused either by direct diversion of water onto the adjoining land or by failure to adequately accommodate new or changed drainage patterns. Prior to the issuance of a building permit, a registered drainage engineer shall supply a drainage plan certifying compliance with this section when the existing drainage pattern is altered in

any fashion. By way of example, but without limitation, the existing drainage pattern may be altered by the addition of a pool, driveway, or accessory building.

11:01.08 Driveways: A driveway may cross any building line.

12:00 DISTRICT B-DWELLING

No Lot shall be used or subdivided and no structure shall be erected, used, constructed, occupied or altered, except for one or more of the following permitted uses with limitations as provided herein:

12:01 PERMITTED DISTRICT "A" USE: Any use permitted in District A is permitted in District B and is subject to all Regulations and Limitations which would be applicable if the use were situated in such District A.

12:02 RESIDENTIAL LOT

12:02.01 Minimum Lot Area: The minimum area of any lot shall be eight thousand (8000) square feet, exclusive of any portion thereof lying within the dedicated portion of a street or drainage easement.

12:02.02 Minimum Lot Width: No lot shall be less than fifty (50) feet wide at the front street property line, nor shall its width be less than seventy (70) feet at the front building set back line.

12:02.03 Front Building Line: No building shall be located on any plot nearer than twenty-five (25) feet to the front lot line.

12:02.04 Side and Rear Building Line: Side and rear building lines shall have the same limitations as District "A".