

- Note 4: **Minimum Dwelling Unit Area**
 The minimum dwelling unit area shall be:
 500 square feet for a single family dwelling in the R-1 District
 500 square feet per unit for a two family dwelling in the R-1 District
 500 square feet per unit for a multiple family or apartment unit in the R-1 District
- A mobile home located in a licensed mobile home park is not subject to this standard.
- Note 5: The minimum distance between multiple family dwellings within a single project area shall be as follows:
- A. Where buildings are front to front or front to rear; two times the height of the taller building but not less than fifty feet.
 - B. Where buildings are side to side, if there are no windows on the side- walls; a distance equal to the height of the taller building but not less than twenty feet. Where buildings are front to side or rear to side, if there are no windows on the side walls, one and one-half times the height of the taller building but not less than thirty feet.
 - C. Where buildings are rear to rear and side to side with windows on the side walls; one and one-half times the height on the taller building but not less than forty feet.
 - D. When a roadway is located between two buildings the width of the roadway shall be in addition to the above minimum distance between buildings.
- Note 6: Where the majority of the frontage along one side of the street within 500 feet of a vacant lot had been built upon as of June 10, 1975, the set-back of any building hereafter erected on said vacant lot shall not be required to be greater than nor shall it be less than, the average set-back of the improved properties.
- Note 7: No yard or other open space provided about any building for the purpose of complying with the provisions of this ordinance shall be considered as a yard or open space for any other building.
- Note 8: Every dwelling structure shall be built upon a lot with frontage upon a street, a private road (reference to Note F), or a lake, except that any one lot of record created before the effective date of this ordinance without any frontage on a street but provided with an easement or other right-of-way of no less than twenty feet wide, may be granted a building permit providing all other requirements of this ordinance can be met.
- Note 9: The General Provisions of Article 6 shall apply in addition to the standards of this section.