

**Sec. 12-171. - Minimum lot size.**

(a) Subject to subsections (b) and (c) all lots in the following zoning districts shall meet the following minimum area requirements:

District	Minimum Square Feet
RA	130,680 (3 acres)
RR	21,780 (½ acre)
R	21,780 (½ acre)
RM	21,780 (½ acre)
N-B	No Minimum*
G-B	No Minimum*
L-I	No Minimum
H-I	No Minimum

\*Except residential uses which require twenty-one thousand seven hundred eighty (21,780) square feet.

R, RM, and RR district lots shall have a minimum width of eighty (80) feet at the building line and twenty-five (25) feet wide at the street right-of-way, and a minimum depth of one hundred fifty (150) feet. The RA district lots shall have a minimum width of one hundred twenty-five (125) feet at the building line and fifty (50) feet wide at the street right-of-way, and a minimum depth of one hundred fifty (150) feet.

(b) Lots in the R, RM, and RR districts and lots in the NB district that are used for residential purposes that are served by both public water and sewer, shall have a minimum usable area of fifteen thousand (15,000) square feet, and the same width standards as above.

- (c) The minimum lot sizes set forth in this section are permissible only if and to the extent that adequate water and sewer facilities are or can be made available to serve every lot in accordance with the provisions of article XII of this chapter.
- (d) All rights-of-way or easements deeded or reserved shall be excluded when determining lot areas.