

however, be permitted when used as living quarters for a member of such single family, a live-in relative as defined in section 101.01 and/or a domestic worker(s), and/or health aids or similar functionaries. Boarders and boarding houses are not permitted.

**103.01 — LEASES** The owner of a dwelling may lease such to another provided that such lease is made subject to all of the provisions of these restrictions.

**105.00 — LOT AND BUILDING REQUIREMENTS**

**105.01 — BUILDING SIZE** The main living floor area of any dwelling place or erected on any lot shall conform to the following minimum requirements:

Style	Total Square Feet	Other
One Story	2,500 sq. feet	1 <sup>st</sup> floor ground level
One and one-half Story	2,600 sq. feet	1,800 sq. ft. minimum in main living level
Two Story	2,800 sq. feet	1,800 sq. ft. on 1 <sup>st</sup> floor
Two and one-half Story	2,800 sq. feet	1,800 sq. ft. on 1 <sup>st</sup> floor

This excludes any area and all listed instances, basements, porches, breezeways, garages, unfinished area (lacking interior finish, heating and/or electric service areas) and/or any areas with a ceiling height less than seven (7) feet; all areas that have a ceiling height of seven (7) feet or more shall have at least fifty percent (50%) of the perimeter walls above ground.

**105.02 — SETBACK PROVISIONS**

- A. Front Yards Minimum front yard setback line shall be seventy (70) feet from the edge of the road upon which the lot fronts.
- B. Corner Lots In the case of a lot located at the intersection of two (2) public ways, the minimum side road setback line shall be forty (40) feet from the side yard road line, or sixty (60) feet from the center line of side road, whichever is the greater.
- C. Side Yard Minimum side yard setback line shall be fifteen (15) feet.
- D. Rear Yard Minimum rear yard setback line shall be forty (40) feet. Minimum distance between nearest side and rear yard lot lines of detached buildings shall be fifteen (15) feet.