

Section 020-010 Minimum Lot Area, Minimum Yard Setbacks, Minimum Lot Frontage, Minimum Living Area and Maximum Building Height and Lot Coverage Standards

A. Residential Districts

Zone	Minimum Lot Area (sq. ft.)	Maximum Bldg. Height (ft.)	Minimum Lot Frontage (ft.)	Minimum Yard Setbacks (ft.)			
				Front	Side	Rear	Side Corner
R-160	160,000	35	200	100	60	80	70
R-80	80,000	35	200	50	40	50	50
R-60	60,000	35	150	50	40	50	50
R-40	40,000	35	150	40	30	40	30
R-20	20,000	35	100	40	20	25	25
R-8	8,000	35	60	15	10	25	10
R-8-2	8,000	35	60	15	10	25	10
R-5	5,000	35	40	10	5	20	10
R-MH	160,000	18	100	10	10	10	10

(Effective: December 23, 1996; Amended Effective: August 1, 2003; R-MH Amendments Effective: November 1, 2008)

There is no maximum lot coverage in a residential zone.

Minimum Living Area Per Residential Dwelling Unit

Zone	Minimum Total Floor Area (sq. ft.)	Minimum Building Footprint for:		
		1 Story Dwelling	1 ½ Story Dwelling	2 Story Dwelling
R-160	2,000	2,000	1,500	1,000
R-80	1,300	1,300	1,000	900
R-60	1,000	1,000	800	750
R-40	1,000	1,000	800	750
R-20	700	700	650	650
R-8	500	500	450	450
R-8-2	500	500	400	400
R-5	400	400	350	350
R-MH	400	400	N/A	N/A

(Effective: October 31, 1991; R-MH Amendments Effective: November 1, 2008)

B. Non-Residential Districts

Zone	B-1/B-4	B-2	B-3	I	R.I.	G.S.	I.C.
Max. Bldg. Height	35'	35'	35'	40'	40'	35'	50'
Minimum Lot Frontage	100'	100'	100'	200'	200'		200'
Minimum Lot Area	None, except 40,000sq.ft.for Residential use only	None, except 40,000sq.ft.for Residential use only	None, except 60,000sq.ft.for Residential use only	80,000 sq. ft.	80,000 sq. ft.		2 ac.
Min front yard (ft.)	40'	50'	50'	100'	100'	10'	40'
Min. side yard (ft.)	None, except 30'Residential use only	None, except 30'Residential use only	None, except 40'Residential use only	15'	15'	05'	0'
Min. side yard corner lot (ft)	25'	25'	25'	25'	25'		25'
Min. rear yard(ft.)	20-Business 40-Residential	30-Business 40-Residential	30-Business 50-Residential	30'	30'	10'	20'

The B-1 Restricted Business, B-2 General Business Zone and the B-4 Highly Restrictive Business Zone are subject to R-40 Residential requirements when used for residential purposes. The B-3 Lake Business Zone is subject to R-60 Residential requirements when used for residential purposes.

(Amended Effective: December 23, 1996; Amended Effective July 11, 2014)

Minimum Floor Area per Building Non-Residential Zones

Zone	Minimum			
	Total Building Floor Area	Minimum Building Footprint for		
		1 story bldg	1 ½ story bldg	2 story bldg
	(sq ft)	(sq ft)	(sq ft)	(sq ft)
B-1	1,000	1,000	800	750
B-2	1,000	1,000	800	750
B-3	1,000	1,000	800	750
I	1,000	1,000	800	750
M-R		See Chapter 35		

C. Business and Industrial Zones Maximum Lot Coverage

Lot Coverage is defined as the percent of a lot which is covered by buildings, roofed areas, and outside storage and display of inventory.

Maximum Lot Coverage Permitted as a Percentage of Lot Area:

For Lots less than or equal to 30 acres in gross lot area the maximum lot coverage permitted is 30%. For lots greater than 30 acres in gross lot area the maximum lot coverage permitted is 40%.

(Amended Effective: July 11, 2014)