

4.6. Schedule of District Regulations

ZONING DISTRICT		Minimum Lot Size Per Unit		Minimum Floor Space Per Unit	Building Width	Maximum Building Height	Minimum Yard Setback Required			Maximum % Lot Area	Additional Regulations	
		Area	Width				Square Feet	Minimum	Stories or Feet			Front Yard
RU	Rural	4 acres	220'	1200 sq. ft.	24'	2½ or 30'	35'	20'	40'	50'	30%	A
RS-1	Suburban Residential Sewered	12,000 sf	75'					5'	15'	35'	30%	A, H
	Suburban Residential Non-Sewered	4 acres	220'					10'	20'	50'	30%	
RS-2	Suburban Residential Sewered	10,000 sf	75'	750 sq. ft. Plus 150 sq. ft. For every bedroom over two.	20'	2½ or 25'	25'	5'	15'	35'	30%	A, H
	Suburban Residential Non-Sewered	4 acres	220'					10'	20'	50'	30%	
RM	Multiple Family Sewered	12000 sf	75'					One bedroom unit-600 sq. ft. Plus 150 sq. ft. for every bedroom over one	20'	2½ or 25'	35'	20'
	Multiple Family Non-Sewered	4 acres	220'	15'	30'							
MH	Mobile Home - sewerred	12000 sf	75'	One bedroom unit-600 sq. ft. Plus 100 sq. ft. for every bedroom over one	20'	2 or 25'	35'	5'	15'	35'	40%	
	Non - sewerred	4 acres	220'					35'	10'			
	Parks & Condominiums	5 acres	330'		-	-	35'	10'	20'	35'		
PUD	Planned Unit Development	-	-	-	-	-	-	-	-	-	-	-
CR	Commercial Recreation	10 acres	330'	-	-	2 ½ or 30'	35'	50'	100'	50'	10%	
B-1	Neighborhood Business Sewered	-	-	-	-	2 or 30'	35'	-	-	20'	30%	
	Neighborhood Business Non-Sewered	4 acres	220'					20'	40'	50'		
B-2	General Business	-	-	-	-	3 or 40'	20'	One foot for each foot over 25' hgt.		35'	-	

I-L	Light Industrial	4 acres	220 ‘	-	-	30 ‘	50 ‘	20 ‘	40 ‘	50 ‘	40%	D
I-H	Heavy Industrial	5 acres	330 ‘	-	-	35 ‘	50 ‘	50 ‘	100 ‘	50 ‘	40%	D
	Accessory Uses			**See Section 6.2 for regulations by District		1 Story or 14 ‘	F	6 ‘ each side 10 ‘ from other structures			30%	E, F, G

- A. In the case of a rear yard abutting a side yard, or where a side yard is adjacent to a front yard across a common separating street, the side yard abutting a street shall not be less than the minimum front yard of the district in which located.
- B. No multiple family dwellings shall be permitted on a lot or parcel of land unless they comply with the minimum lot area plus the additional lot area requirements per unit as listed below:
  - 1. One Bedroom Unit 3400 sq ft or 10.2 units per acre.
  - 2. Two Bedroom Unit 3800 sq ft or 9.3 units per acre.
  - 3. Three Bedroom Unit 4200 sq ft or 8.5 units per acre.
  - 4. Each Additional Bedroom (includes a den, library or similar extra room) 400 sq ft extra prequired per unit per acre.
- C. Total side yard setback distances are required to be maintained individually for each unit to an imaginary property line between buildings located on the same lot.
- D. No building shall be located closer than 50 feet to any property line abutting a residential district.
- E. No Accessory structure shall exceed the floor area of the main building without Special Use Approval from the Planning Commission. It may not be located closer than 10' to another structure on the same lot and may not be located within a dedicated easement or right of way.
- F. All accessory structures must comply with the front yard setback requirements for the main building in the district in which it is located.
- G. All accessory farm buildings for uses other than those usually incidental to the dwelling shall be located not less than twenty (20) feet from any lot line or property boundary, with the exception that the main farm barn building shall not be less than one hundred fifty (150) feet from the front property line. This requirement shall not apply to the alteration or addition of an existing barn or other farm buildings which are located closer to the road and existed prior to the adoption of this ordinance.
- H. Condominium site property size requirements may be modified from the minimum lot size requirements upon approval of the Planning Commission provided:
  - 1. The number of dwelling units per acre do not exceed the minimum lot size requirements per acre as listed.
  - 2. Designated open spaces are provided for preservation of natural assets, recreational areas and the like.
- I. All requirements for PUD's are listed under the Planned Unit Development section of the Ordinance.