

311 Minimum Area, Yard Setback, and Other Requirements

NOTE: IN ADDITION TO THE BELOW STATED REQUIREMENTS, REFER TO THE TEXT GOVERNING EACH ZONING DISTRICT FOR ADDITIONAL REGULATION.

District	Minimum Lot Area	Minimum Lot Area Per Dwelling Unit	Max Gross Density Units Per Acre	Lot Width @ Front Building Setback Line	Minimum Front Yard Setback	Minimum Side Yard	Minimum Rear Yard	Maximum Building Height	Maximum Site Coverage
L-C Land Conservation (See Section 300)	None	5.0 Acres (2)	0.2	None	100 ft (3) (4) (5)	50 ft (3) (4) (5)	100 ft (3) (4) (5)	2 ½ stories or 35 ft	5.00%
R-E Estate Residential (See Section 301)	1 acre	1 acre (6)	1	120 ft	35 ft (4) (5) (7)	15 ft (4) (5) (7)	30 ft (4) (5) (7)	1 ½ stories or 35 ft	25.00%
R-1 Single Family Residential (See Section 302)	9,600 sq ft	9,600 sq ft (6)	4.5	80 ft	25 ft (4)	20 ft total min (4) 7.5 ft on 1 side	25 ft (4)	2 ½ stories or 35 ft	40.00%
R-2 Limited Multifamily Residential (See Section 303)	7,500 sq ft	7,500 sq ft + 2,500 sq ft ea Add'l unit over two	5.8 for 1 or 2 family dwelling 8.0 otherwise	60 ft	25 ft	10 ft total 5 ft on 1 side	20 ft	2 ½ stories or 35 ft	40.00%
R-3 Multifamily Residential (See Section 304)	7,500 sq ft	7,500 sq ft + 2,500 sq ft ea	10	100 ft	25 ft	20 ft total 7.5 ft on 1 side	20 ft	3 ½ stories or 45 ft	50.00%
		5,000 sq ft (2)	8.7 (2)	50 ft (2)	15 ft (2)	10 ft total 5 ft on 1 side	20 ft	2 ½ stories or 35 ft (2)	50.00%
R-4 Mobile Home Park Residential (See Section 305)	5.0 acres	5,000 sq ft	8.7	250 ft	25 ft	5 ft 15 ft to Res. Dist.	25 ft	2 ½ stories or 35 ft	25.00%
C-1 Neighborhood Commercial (See Section 306)	5,000 sq ft	N/A	N/A	50 ft	25 ft	10 ft (1)	25 ft	2 ½ stories or 35 ft	25.00%
C-2 Restricted Commercial (See Section 307)	10,000 sq ft	N/A	N/A	75 ft	25 ft	5 ft (1)	10 ft	6 stories or 90 feet	50.00%
C-3 General Commercial (See Section 308)	10,000 sq ft	N/A	N/A	75 ft	25 ft	5 ft	10 ft	Unlimited	Unlimited
I-1 Light Industrial (See Section 309)	10,000 sq ft	N/A	N/A	50 ft	25 ft	5 ft	25 ft	Unlimited	Unlimited

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I-2 Heavy Industrial (See Section 310)	10,000 sq ft	N/A	N/A	50 ft	25 ft	5 ft	25 ft	Unlimited	Unlimited
PH-1 Patio Home District (See Section 312)	6,000 sq ft	6,000 sq ft	7.2	60 ft	20 ft	5 ft (1)	20 ft	35 ft	50.00%
PUD Planned Unit Development (See Section 313)	10 acres	AS APPROVED ON THE OUTLINE PLAN AND GOVERNING TEXT							

N/A Not applicable

(1) Minimum distance between dwellings on adjoining lots of ten (10) feet. If a utility or drainage easement lies between two residences, the side yard shall be measured from the easement width, so that at least twenty (20) feet is between dwellings, including the easement width.

(2) Outdoor Recreational 20 acres

(3) Outdoor Recreational 200 feet

(4) Churches 50 feet

(5) Public Parks 50 feet

(6) Churches 5 acres

(7) Schools 50 feet