

**Section 14.02 - Schedule of District Regulations, Part 1**

**YARD, HEIGHT, AND LOT SIZE REQUIREMENTS FOR PRINCIPAL AND ACCESSORY(a) USES**

ZONING DISTRICT	USE <i>*(Chart Amended by Ordinance No. 114 effective 6-1-2004)</i>	MINIMUM YARD SETBACK (in feet).(b)			MAXIMUM BUILDING HEIGHT		MINIMUM LOT SIZE		MAXIMUM LOT COVERAGE
		Front Yard	Side Yard	Rear Yard	Feet	Stories	Minimum Lot Area (Square Feet or Acres)	Minimum Lot Frontage (Feet)	
R-1	Single-family Residential	30	10	50(h)	30	2-1/2	20,000 sf	100	30%
R-2	Single-family Residential	40	10	50(h)	40	3	1.5 acres	150	20%
R-3	Single-family Residential	30	10	50(h)	30	2-1/2	20,000 sf	100	30%
	Two-family Residential	30	10	50(h)	30	2-1/2	20,000 sf	100	30%
	Multiple-family Residential(c)	30	10	50	36	3	12,000 sf, plus amount per dwelling unit, based on number of bedrooms per unit, as follows:  1 bedroom: 2,000 sf 2 bedroom: 2,700 sf 3 bedroom: 3,400 sf	100	40%
R-4	Residential Mobile Home Park	20(d)	10(d)	15(d)	--	*1	6,000 sf each home site	60 each home site	--
C	Commercial(c)	25	10(e)(f)	30(f)	40(g)	*3	12,000 sf	80	40%
M	Light Industrial(c)	25	10(e)(f)	30(f)	40(g)	2	1 acre	165	40%
AG	Agricultural	30	10	50	40(g)	2-1/2	10 acres, provided that one to three lots, each having a minimum size of 2 acres and a minimum frontage of 150 feet at the road may be split from a lot of record existing on or before November 11, 1981, so long as the remainder of the lot of record has a minimum size of 10 acres.	165	20%
RE	Recreational	--	--	--	~*20-	*1-1/2	--	--	10%
F	Flood Plain	--	--	--	--	--	--	--	--

#### Footnotes to Section 14.02

The following footnotes pertain to the above Section 14.02, and are deemed to be part of the regulations contained therein:

- a See Article 15 regarding accessory building provisions.
- b See Article 15 regarding Lake Front Setbacks.
- c See Article 19 regarding Planned Unit Development.
- d See Article 8 regarding Residential Mobile Home Park District provisions.
- e Side yards requirements, except those adjacent to a residential zoning district boundary, may be waived by the Zoning Board of Appeals.
- f See Article 15 regarding landscape buffer requirements for Commercial and Industrial uses, when adjacent to a residential zoning district.
- g The height of a sign, building or storage facility shall not exceed 50 percent of the horizontal distance to the nearest residential zoning district boundary.
- h For dwellings served by municipal sewer, the minimum rear yard shall be 30 feet.

**Section 14.03 - Schedule of District Regulations, Part 2  
REQUIRED MINIMUM FLOOR AREA OF DWELLING UNITS**

TYPE OF DWELLING UNIT	BUILDING HEIGHT OR NUMBER OF BEDROOMS	MINIMUM FLOOR AREA OF FIRST STORY (Square Feet)	MINIMUM TOTAL FLOOR AREA (Square Feet)	MINIMUM ADDITIONAL FLOOR AREA FOR STORAGE AND/OR UTILITY SPACE (Square Feet)
Single-Family Dwelling	1 Story	840	840	100
	1 1/2 Stories	768	1,000	100
	2 Stories	728	1,456	100
Two-Family Dwelling	-	-	840	100
Multiple-Family Dwelling	Efficiency or Studio	-	600	100
	One-bedroom	-	750	100
	Two-or-more bedrooms	-	750, plus 100 for each bedroom over 2	200