

CHAPTER 400 - SUPPLEMENTARY REGULATIONS

410 Yard lot, Density, Coverage, Bulk, and Height Requirements

No zoning permit shall be issued for any construction, alteration, or change in building, structure, or use of land unless the following requirements are met in the districts indicated:

	A	R-1	R-2	R-3	LB	GB	C	M
DWELLING UNITS PER GROSS ACRE (maximum density)(43,560 sq. ft. = acre)								
A. Single family	2	4	4	4	4	4		
B. Two family			6	6	6	6		
C. Multi-family				9	9	9		

MINIMUM LOT AREA FOR RESIDENTIAL LOTS (Thousands of square feet) *

A. First dwelling unit on lot	21.78	10.89	10.89	10.89	10.89	10.89		
B. Agricultural lots with sanitary sewers	12.5							
C. Agricultural lots without sanitary sewers	43.56							

* There shall only be permitted one principal dwelling or structure per lot in each zoning district. These requirements do not apply to condominium and PUD developments.

MINIMUM LOT WIDTH (in feet)

	100	80	80	80	80	80		
A. First dwelling unit on lot	100	80	80	80	80	80		

*All pending subdivision(s) in review are exempt

MINIMUM LOT DEPTH (feet)

135 feet required in all districts

MAXIMUM PERCENT OF LOT COVERAGE

A. Residential uses	25	25	30	40	40	40		
B. Non-residential uses	25	25	30	40	40	60	15	60

MINIMUM DEPTH OF FRONT YARD (feet)

A. Residential uses	30	30	30	30	30	30		
B. Non-residential uses	45	35	35	35	15	15	45	35

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	A	R-1	R-2	R-3	LB	GB	C	M
MINIMUM DEPTH OF REAR YARD (feet)								
A. All principal building uses	25 feet required in all districts							
MINIMUM WIDTH OF EACH SIDE YARD (feet)								
A. Single family residential uses	10	5	5	5	5	5		
B. Two and multi-family residential uses			10	10	10	10		
C. Business uses	10				0	0	10	0
D. Industrial and other uses	25	25	25	25	0	0	10	0
E. All other non-residential uses					25	25	25	25
MINIMUM AREA OF SINGLE FAMILY DWELLING UNITS (square feet)								
A. Ground floor area	1000 square feet required in all districts							
B. Total floor area	1500	1200	1000	1000	1000	1000		
MINIMUM FLOOR AREA OF TWO & MULTI-FAMILY DWELLING UNITS (square feet)								
A. Total floor area	1000 square feet per dwelling unit required in all districts							
MAXIMUM HEIGHT OF BUILDINGS AND STRUCTURES (feet)								
A. Primary uses	35	35	35	35	35	60	35	100

