

ZONING DISTRICT	LOT DIMENSIONS				SETBACKS					LOT COVERAGE AND BUILDING STANDARDS				
	Lot Size (min.)	Lot Area per Dwelling Unit	Lot Width Interior (min.)	Lot Width Corner (min.)	Front Yard	Side Yard (street)	Side Yard (interior)	Rear Yard	Rear Yard when entrance is fronting ROW	Lot Coverage (max.)	Principle Structure Height (max.)	Floor Area Principle	Floor Area Garage	Floor Area Accessory Structure
<b>A-2</b> Rural Residential Dist. (Principal)*	12,000 sf		85'	100'	30'	20'	10'	30'		25%	35'	2 bedrms 960sf (min) ; 3+ bedrms 1040sf (min)	400 sf (min)	
Accessory Structure					30'**	20'	10'	10'	20'		15'			900 sf (max)
<b>R-1</b> Single Family Residential Dist. (Principal)*	12,000 sf		85'	100'	30'	20'	10'	30'		25%	35'	2 bedrms 960sf (min) ; 3+ bedrms 1040sf (min)	400 sf (min)	
Accessory Structure					30'***	20'	10'	5'	20'		15'			900 sf (max)
<b>R-2</b> Single Family Residential Dist. (Principal)*	20,000 sf		100'	100'	30'	20'	10'	30'		25%	35'	2 bedrms 960sf (min) ; 3+ bedrms 1040sf (min)	400 sf (min)	
Accessory Structure					30'***	20'	10'	5'	20'		15'			900 sf (max)
<b>R-3</b> Single & Two Family Residential Dist. (Single Family)*	8,000 sf		70'	85'	30'	20'	5'	30'		40%	35'	2 bedrms 960sf (min) ; 3+ bedrms 1040sf (min)	400 sf (min)	
Two Family*	10,500 sf	5,250 sf	75'	100'	30'	20'	5' or 0' if common wall	30'		40%	35'	2 bedrms 960sf (min) ; 3+ bedrms 1040sf (min)	400 sf (min)	
Accessory Structure					30'***	20'	5'	5' (15' if vehicle access to structure is from alley)	20'		15'			900 sf (max)
<b>R-7</b> Mixed Housing Residential Dist. (Two Family)*	10,500 sf	5,250 sf	75'	100'	30'	20'	10' or 0' if common wall	20' or 50% of building height (whichever is greater) or 0' if common wall		60%	45'	1 br 750sf ; 2 br 960 sf ; 3+ br 1040 sf	400 sf (min)	
Three or Four Units*	10,500 sf		75'	100'	30'	20'	20' or 50% of building height (whichever is greater) or 0' if common wall	20' or 50% of building height (whichever is greater) or 0' if common wall		60%	45'	Studio 300 sf ; 1 br 650sf ; 2 br 845 sf ; 3+ br 900 sf	400 sf (min)	
More than 4 Units*	10,500 sf	10,500 sf plus 1,600 sf each unit over four	75'	100'	30'	20'	20' or 50% of building height (whichever is greater) or 0' if common wall	20' or 50% of building height (whichever is greater) or 0' if common wall		60%	45'	Studio 300 sf ; 1 br 650sf ; 2 br 845 sf ; 3+ br 900 sf	400 sf (min)	
Accessory Structure					30'***	20'	10'	5' (15' if vehicle access to structure is from alley)	20'	60%	15'			900 sf (max)
<b>R-MH</b> Manufactured Housing Dist. < 14' wide	5,000 sf		50'	100' depth	30'	10'	10'	10'			25'	560 sf		
14' to less than 18' wide	6,050 sf		55'	110' depth	30'	10'	10'	10'			25'	560 sf		
18' wide and wider	6,500 sf		65'	100' depth	30'	10'	10'	10'			25'	560 sf		
Accessory Structure					30'***	20'	5'	5' (15' if vehicle access to structure is from alley)	20'		15'			
<b>B-2</b> Highway Commercial Dist.	None		100'		35'	30'	20' ; 35' adj. to Res. Dist.	20' ; 35' adj. to Res. Dist.		70%	35'			
<b>B-3</b> Central Business Dist.	None		None		None	None	None ; 20' adj. to Res. Dist.	20'		85%	35'			
<b>I-C</b> Industrial/Commercial Dist.	20,000 sf		100'		35'	30'	20' ; 55' adj. to Res. Dist.	25' ; 55' adj. to Res. Dist.		85%	35'			
<b>I-2</b> General Industrial Dist.	20,000 sf		100'		35'	30'	20' ; 55' adj. to Res. Dist.	25' ; 55' adj. to Res. Dist.		85%	35'			
<b>PUB</b> Public/Institutional Dist.	20,000 sf		100'		35'	30'	20' ; 55' adj. to Res. Dist.	25' ; 55' adj. to Res. Dist.		80%	35'			
<b>PD</b> Planned Unit Development	see ordinance Section 1105.15													
<b>FP</b> Flood Plain Dist.	see ordinance Section 1105.16													

\* All dwellings shall have a depth of at least 20' for at least 50% of their width. All dwellings shall have a width of at least 20' for at least 50% of their depth.

\*\* located behind the front building line of the principal building and not less than 30' from property line

\*\*\* whichever is greater