

TABLE 1. BULK REQUIREMENTS

District Use	Maximum Building Height ³	Minimum Lot Area	Minimum Lot Width	Minimum Front Yard	Minimum Side Yard	Minimum Side Street, Corner Lot	Minimum Rear Yard
A-1							
SINGLE FAMILY	35 feet or 3 stories	3 acres	200 feet	58 feet	35 feet	58 feet	58 feet
OTHER PERMITTED USES	---	3 acres	200 feet	58 feet	35 feet	58 feet	58 feet
R-1							
SINGLE FAMILY	35 feet or 3 stories	10,000 square feet	80 feet	25 feet	8 feet	25 feet	30 feet
NOT SERVED BY PUBLIC WATER and/or PUBLIC SEWER	35 feet or 3 stories	30,000 square feet	80 feet	25 feet	8 feet	25 feet	30 feet
OTHER PERMITTED USES	---	30,000 square feet	160 feet	40 feet	16 feet	40 feet	40 feet
R-2							
SINGLE FAMILY	35 feet or 3 stories	7,000 square feet	66 feet	25 feet	5 feet	25 feet	25 feet
TWO FAMILY	35 feet or 3 stories	8,000 square feet	70 feet	25 feet	7 feet	25 feet	25 feet
MULTI-FAMILY (3-PLEX OR LARGER)	35 feet or 3 stories	8,000 square feet	65 feet	20 feet	10 feet	25 feet	35 feet
OTHER PERMITTED USES	---	10,000 square feet	80 feet	30 feet	7 feet	40 feet	30 feet
R-3							
PER UNIT	---	4,000 square feet	40 feet	20 feet	10 feet	---	10 feet
MOBILE HOME PARK	25 feet	5 acres	360 feet	40 feet	40 feet	40 feet	40 feet
C-1	35 feet or 3 stories	---	---	25 feet ¹	10 feet ¹	---	25 feet ¹
M-1	---	---	---	25 feet	10 feet	25 feet	25 feet
ACCESSORY BUILDINGS FOR R-1, R-2, & R-3 DISTRICTS ^{2,3,5}	4	---	---	---	5 feet	Same as permitted uses	5 feet

NOTES:

- 1 - None required except adjoining any "R" District, in which case not less 15 feet. *(Ord. 12-01 – Dec. 13 Supp.)*
- 2 - The maximum combined size of accessory building(s) is not to exceed 1000 square feet of combined floor area. Accessory buildings shall not occupy more than 30% of the rear yard with a 5 foot minimum side and rear yard line requirement; however, this regulation shall not be interpreted to prohibit the construction of a maximum 440 square foot garage on a minimum rear yard.
- 3 - Maximum height shall be measured by either the designated footage or by stories, whichever is lower.
- 4 - 18 feet in height and the side walls not to exceed 12 feet in height. *(Ord. 05-01 – Dec. 05 Supp.)*
- 5 - Accessory buildings that are larger than 120 square feet must have permanent frost-free footings or a 4-inch thick floating cement slab under the complete building. Any buildings 120 square feet or smaller are considered portable buildings and do not require footings or a slab. *(Ord. 12-01 – Dec. 13 Supp.)*