

9.3 TABLE OF AREA AND DIMENSIONAL REQUIREMENTS:

Zoning District	R-1	R-1A	R-1B	R-2	R-3	RMH	RGP	RTH	B-1	B-2	B-3	I-1	I-2	AG	MU	PUD	FH-1
Minimum Lot Area(SF)	12,000	10,000	9,000	10,500	8,500(A)	6,000	4,000	2,400	N/A	N/A	N/A	N/A	N/A	20 acres	N/A	F	N/A
Minimum Lot Width (ft)	80	80	80	80	80 (B)	50	40	24	N/A	N/A	N/A	N/A	N/A	N/A	N/A	F	N/A
Required Building Setbacks																	
Front Yard (ft)	35	35	35	35	35	20	15	15	35	35	35	35	35	N/A	35	F	N/A
Rear Yard (ft)	40	35	30	35	35	20	15	15	20	10 (C)	20	20	50	N/A	10	F	N/A
Side Yard (ft)	10	10	10	10	10	10	5	15(E)	0(C)	0(C)	10(C)	10(H)	10(H)	N/A	0	F	N/A
Side Abutting a Street (ft)	20	20	20	20	20	20	15	15	20	10	20	20	30	N/A	10	F	N/A
Maximum Bldg. Height (ft)	35	35	35	35	35	15	35	35	35	50	35	50	100	N/A	50	F	N/A
Maximum Bldg. Coverage	30%	30%	30%	40%	50%	40%	80%	80%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	F	N/A
Maximum Density DU/Acre	3	4	4.5	4	15	6	9	15	N/A	N/A	N/A	N/A	N/A	N/A	N/A	F	0

- A) For each additional unit, add 1,500 sq. ft.
- B) 80 ft. for the first 2 units; for each additional unit, add 5 ft. width.
- C) The required side and rear setbacks shall be increased to 20 feet when abutting residential zones, which are not otherwise separated by a street or highway.
- D) Along State Hwy 59 & U.S. Hwy 90 no structure shall be located within 50 ft. of the said R.O.W.
- E) Applied only to unattached end unit.
- F) See Article 12
- G) In the case of a new subdivision the Planning Commission may vary the side setbacks, provided no adjacent structures will be allowed within 10 feet of each other.
- H) The required side and rear setbacks shall be increased to 50 feet for I-1 property and to 100 feet for I-2 property, when abutting residential zones, which are not otherwise separated by a street or highway.