

Sec. 9.4. - Requirements for lot area, lot width, coverage, density and other factors.

9.4.1 The following shall apply in each residential district as listed:

	Minimum Lot Area (Sq. Ft.)	Minimum Lot Width At Setback Line	Maximum Lot Coverage (%)*	Maximum Density**	Maximum Height
<i>R-A Rural Residential Agricultural</i>	80,000	150'	25	0.5	35'
<i>R-1 Low Density Residential</i>					
Single-Family					
w/septic tank & well	40,000	100	25	2.0	35'
w/septic tank & public water	15,000	75	25	2.0	35'
w/both public sewer & water	9,000	75	30	2.5	35'
<i>R-2 Medium Density Residential</i>					
Single-Family - NOTE	9,000	75	30	4.0	35'
Two-Family (per unit) - NOTE	7,500	75	30	4.0	35'
<i>R-3 High Density Residential</i>					
Single-Family - NOTE	9,000	75	40	4.0	40'
Two-Family (per unit) - NOTE	7,500	75	40	4.0	40'
Multiple-Family (per unit) - NOTE	5,000	75	40	15.0	40'
Mobile Home Parks (see Article X)					
Planned Unit Development (PUD)	Five Acres (5)	As approved by Council	As approved by Council	As approved by Council	As approved by Council
*Does not apply to lots of record smaller than required in the district in which they are located. ** Dwelling units per gross acre to be developed. NOTE: Minimum lot requirements with both public water and sewer facilities ^a Minimum of 15,000 for [a] two-family dwelling					

(Ord. of 6-17-2003; Ord. of 6-21-2005; Ord. of 9-18-2007)

Sec. 9.5. - Minimum setbacks.

The following front, rear and side yard setbacks shall apply in districts as listed:

	Front Yard		Rear Yard	Side Yard	Corner Lot Side Yard	
	Arterial and Collector Streets	Local Streets and Service Roads			Arterial and Collector Streets	Local Streets and Service
R-A	40	30	30	15	40	30
R-1	35	35	30	10	30	25
R-2	35	35	35	10	35	35
R-3*	35	35	35	10	35	35
GB	20	20	20	B	20	20
NB	***	***	***	***	***	***
B-1**	N/A	N/A	N/A	N/A	N/A	N/A
M-1	20	20	C	C	20	20
PUD	N/A	N/A	N/A	N/A	N/A	N/A

* Mobile Home Parks, a.k.a. Manufactured Home Subdivision, see Article X, Section 10.2

** This district is located one (1) block east and west of the intersection of State and Main Streets for lots abutting U.S. Hwy. 98.

*** Setbacks in the NB district shall follow the strictest zoning district requirements that abut the NB zoned property on either side.

Ten (10) feet plus two (2) additional feet for each floor above two stories, but not exceeding twenty (20) feet; and when dwelling unit faces side yard, the dwelling unit must not be less than twenty-five (25) feet from the side lot line.

B- None, except it will be five (5) feet if abutting an alley, and when abutting a residential district it shall be not less than twenty (25) feet.

C- None, except it will be five (5) feet if abutting an alley, and when abutting a residential district it shall be not less than fifty (25) feet.

(Ord. of 6-17-2003; Ord. of 3-16-2004; Ord. of 6-21-2005)

Sec. 9.6. - Maximum building height.

Except as provided for elsewhere in this ordinance, no structure shall exceed two and one-half (2½) stories or thirty-five (35) feet in any R-1, R-2 residential district, NB and the B-1 business district or more than four (4) stories or forty (40) feet in any R-3, general business or industrial district. Structures of more than four (4) stories may be permitted subject to the approval of the Town Council.

(Ord. of 3-16-2004)