

Table 8-1. Basic Development Standards in Residential Zones

	R-1	R-2			Single Family	R-3				R-4 ⁸	AO		
	Single Family	Single Family	Duplex ¹⁰	Town House ¹⁰		Duplex	Town House	Multi - Family	Multi Family - Converted	Manufactured Housing	Agricultural with Single Family	Agriculture and Open Space ⁵	
Minimum living space (SF) ⁹	1,200	1,200	1,000 per unit	1,000 per unit	Same As R-1	1,000 per unit	1,000 per unit	800 per unit	800 per unit	900	1,200	N/A	
Tract Standards													
Tract Area ¹	5,000 SF	5 Acres	7,000 SF	20,000 SF			7,000 SF	20,000 SF	40,000 SF	5,000 SF	5,000 SF	20 Acres	N/A
Maximum DUs ² Per Acre	N/A	3.0	3.0	3.0			8.0	8.0	8.0	N/A	N/A	.05	N/A
Lot Standards													
Lot Area ³ Per DU (SF ⁴)	5,000	8,000	3,000 / Unit; 6,000 / Duplex	2,000			3,000 / Unit; 6,000 / Duplex	2,000	3,000	3,000	5,000	21,780	N/A
Street Frontage (feet)	30	30	30	Interior 20 End 30			30	Interior 20 End 30	125	30	30	N/A	N/A
Lot Width at Front Bldg. Line (feet)	50	75	30 / Unit; 60 / Duplex	Interior 20 End 30			30 / Unit; 60 / Duplex	Interior 20 End 30	N/A	50	50	75	N/A
Setbacks (feet)													
Front Yard	10	15	15	15			15	15	15	15	10	15	N/A
Side Yard													
One ⁶	5	10	10	10 ¹¹			10	10 ¹¹	20	5	5	10	N/A
Sum of Both	15	20	N/A	N/A			N/A	N/A	40	15	15	20	N/A
Rear Yard	30	30	30	30			30	30	40	30	30	30	N/A
Maximum Building Height													
Stories	2 ½	2 ½	2 ½	2 ½		2 ½	2 ½	2 ½	2 ½	2 ½	2 ½	N/A	
Feet ⁷	35	35	35	35		35	35	35	35	35	35	N/A	
Maximum Building Coverage (% of Lot)	60%	50%	50%	60%		50%	60%	60%	60%	60%	5%	N/A	
Minimum Lot Depth	100	100	100	100		100	100	100	100	100	100	N/A	

Notes:

1. Tract Area is the minimum acreage or square footage needed to develop land for each dwelling unit type.
2. DU means dwelling unit.
3. Lot Area is the minimum lot size for each dwelling unit type.
4. SF means square feet.
5. The AO zone may be applied to any parcel regardless of size, if used for agriculture or open space.
6. There is a required 10' clearance between a new structure and an existing structure on an adjacent lot.
7. See building height note Section 6-2, H, 2.
8. The R-4 zone is a closed zone. Property may not be rezoned to the R-4 zone.
9. Minimum living space refers to the minimum permitted heated living area in a dwelling, excluding garages, storage areas, exterior stairwells and similar features. Minimum living space is a measurement of the actual floor area inside the unit.
10. Duplex and Townhouse dwelling units are only permitted in the R-2 Zone within a conditional use subdivision (see Article 6, Section 6-2, B). This table includes standards to be adhered under Conditional Use Option 1. See Table 8-5 for standards to be adhered to under Conditional Use Option 2.
11. End unit only.

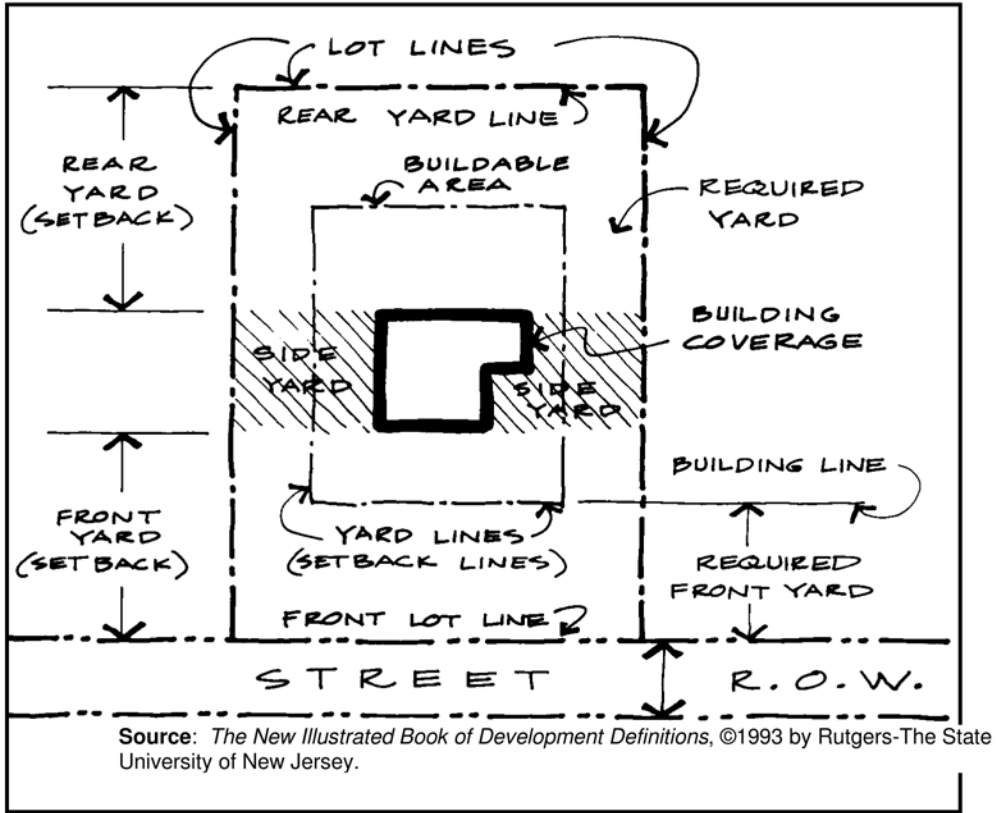


Figure 8-1. Setbacks, Building Coverage, Building Lines

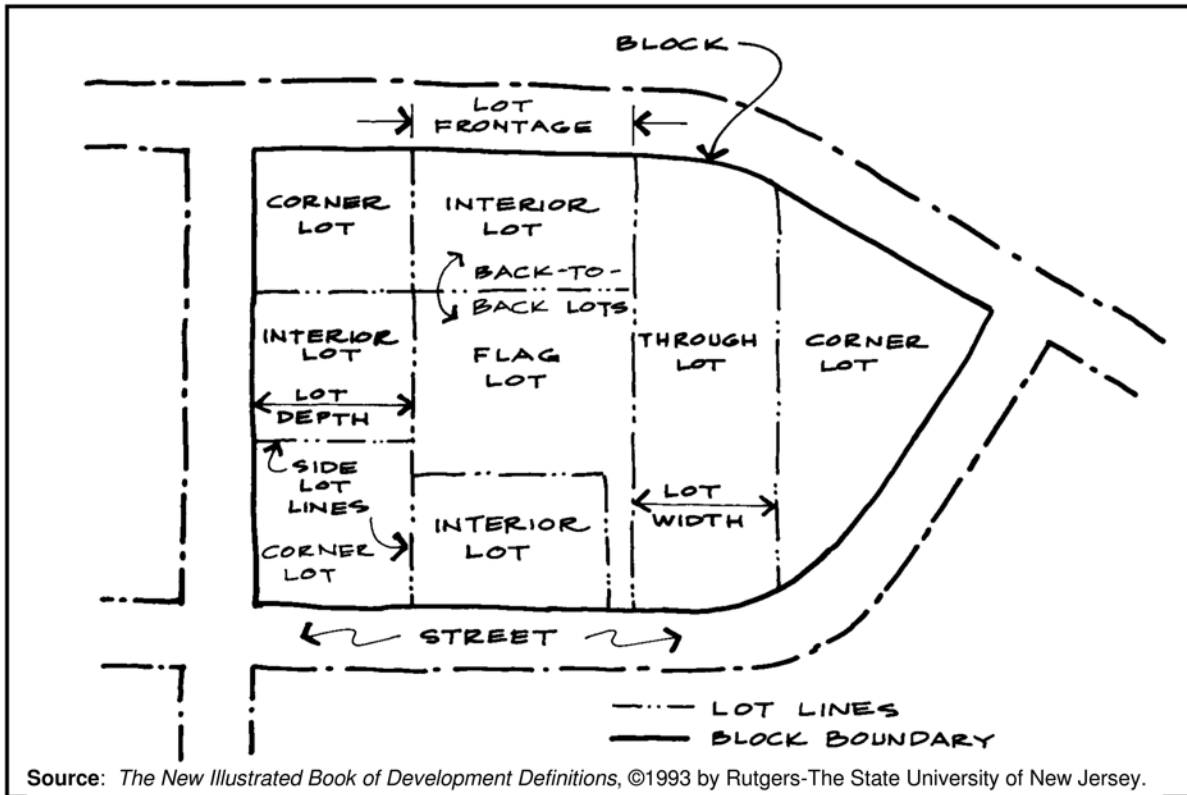


Figure 8-2. Types of Lots

Table 8-2. Dimensional & Density Standards in Non-Residential Zones

Standard	C-1	I	LI
	Commercial	Institutional	Light Industrial
Minimum Tract Area	10,850 SF	10,850 SF	10,850 SF
Street Frontage (feet)			
Lot Width at Front Building Line (feet)	30	30	50
Lot Depth (feet)	100	100	100
Setbacks (feet)			
Front	15	15	15
Side			
One	20	20	20
Sum of Both	40	40	40
Rear			
Adjoining Residential Zone	30	30	50
Adjoining Non Residential Zone	25	25	25
Maximum Building Height			
Stories	2 ½	2 ½	2 ½
Feet	35	35	35
Maximum Building Coverage (% of Lot)	50%	50%	50%
Green Area (% of Lot)	15%	15%	15%

Table 8-3. Dimensional & Density Standards for Accessory Buildings and Structures

Standard	Detached Garage	Other Detached Accessory Buildings
Location	Rear yard	Rear yard
Setbacks		
Side-interior	5 feet	5 feet
Side-corner	5 feet	5 feet
Rear	5 feet	5 feet
Distance from main building	10 feet	10 feet
Distance from dwelling on adjacent Residential Lot	20 feet	20 feet
Maximum Height	2 ½ stories or 35 feet	2 ½ stories or 35 feet
Maximum Lot Coverage	Must be included in calculation of coverage for principal building	Must be included in calculation of coverage for principal building

Table 8-4. Permitted Projections¹ into Required Yards

Type of Projection	Front Yard	Interior Side Yard	Corner Side Yard	Rear Yard
Balconies, bay windows, entrances, oriels, and vestibules less than 10 feet wide	3 feet	3 feet	3 feet	3 feet
Chimneys	2 feet	2 feet	2 feet	2 feet
Cornices and eaves	2 feet	2 feet	2 feet	2 feet
Decks, platforms, or similar raised structures	Not permitted	Not permitted	Not permitted	6 feet
Outside stairways	Not permitted	Not permitted	Not permitted	6 feet
Porches, steps, stoops, terraces, and similar features				
Open	9 feet	3 feet	3 feet	9 feet
Roof covering porches, steps, stoops, terraces	4 feet	Not permitted	Not permitted	4 feet
Enclosed, including screened-in porches	Not permitted	Not permitted	Not permitted	Not permitted

1. Projections into required yards refers to structural features and elements that are permitted, without a variance, to extend into the setbacks otherwise specified by this ordinance. These structural features and elements may be constructed *within* the required setbacks as otherwise permitted. This table provides some latitude for additional projections.

Table 8-5. Planned Unit Development Standards (R-2 Zone Conditional Use Option 2)

	PUD Proposal	Single Family	Duplex	Townhouse
Minimum Living Space, per unit (in square feet)		1,200	1,000	1,000
Tract Area	10 acres Min.			
Maximum DUs Per Acre	4.0			
Lot Area per DU (SF)		6,000	3,000 / Unit 6,000 / Duplex	2,000
Street Frontage (feet)		30 Min.	30 Min.	Interior 20 Min. End 30 Min.
Lot Width at Front Building Line		60 Min.	30 Min./ Unit 60 Min./ Duplex	Interior 20 Min. End 30 Min.
Setbacks				
Front Yard		10' Min; 15' Max	10' Min; 15' Max	10' Min; 15' Max
Rear Yard		30' Min.	30' Min.	30' Min.
Side Yard				
One		5' Min. / 10' Max	10' Min.	10' Min.
Sum of Both		15' Min. / 20' Max.	N/A	N/A
Maximum Building Height, Stories/ Feet		2 ½ / 35'	2 ½ / 35'	3 ½ / 45'
Maximum Building Coverage		50% Max	50% Max	60% Max
Minimum Lot Depth		100 feet	100 feet	100 feet

1. Lot Dimensions and yard sizes for structures not situated on subdivided, fee simple lots shall be at the discretion of the Planning and Zoning Commission and concurred by the Municipal Governing Body. Plans must detail the bulk and density standards for the proposed PUD. Once accepted by the Municipal Governing Body, these standards must be recorded with the record plat and shall govern land development in the district.

2. See Article 6, Section 6-2, B and Article 4, Section 4-8