

SECTION 14-2-2(A) MINIMUM ZONE DISTRICT REGULATIONS MINIMUM		"C" Conservation	"R-1" Single-Family Residence	"R-2" Single-Family Residence	"R-3" Single-Family Residence	"R-4" Single-Family Residence	"R-5" Single-Family Residence	"MH" Mobile Home Residence	"M-2" Multi-Family Residence
LOT STANDARDS	Lot Area in Sq. Feet or Acres	3 acres	20,000 sq ft	15,000 sq ft	10,000 sq ft	8,000 sq ft	6,000 sq ft	6,000 sq ft	10,000 sq ft
	Width at Building Line	250'	100'	100'	75'	70'	50'	50'	70' Min or 10' for each dwelling unit over 2, which- ever is greater
	Mean Depth in Linear Feet	250'	125'	125'	100'	100'	100'	100'	100'
Front Building Line Setback Requirements from Center- line or: Front Lot Line Whichever is Greater	Marginal Access	72'	62'	57'	52'	47'	47'	47'	47'
	Local	75'	65'	60'	55'	50'	50'	50'	50'
	Local Collector	80'	70'	65'	60'	55'	55'	55'	55'
	Collector Streets	85'	75'	70'	65'	60'	60'	60'	60'
	Arterial Streets	90'	90'	90'	75'	75'	75'	75'	75'
	County Highways	80'	80'	80'	65'	65'	65'	65'	65'
	State & Federal Highways	90'	90'	90'	75'	75'	75'	75'	75'
	Front Lot Line	50'	40'	35'	30'	25'	25'	25'	25'
Depth of Side Yard Abutting Lot in Linear Feet	Depth of Side Yard Abutting a Street in Linear Feet	35'	35'	25'	25'	25'	25'	25'	25'
	Total for Both	25'	25'	25'	20'	20'	15'	15'	10' or 6' per foot of building height which- ever is greater (Ord. 686-90)
	Minimum for Either	10'	10'	10'	7.5'	7.5'	5'	5'	
	Distance to Nearest Principal Building on Adjacent Lot	20'	20'	20'	15'	15'	15'	15'	15'
	Depth of Rear Yard in Linear Foot	25'	25'	25'	25'	25'	25'	25'	25'
	Maximum Height of Principal Building in Linear Foot	35'	35'	35'	35'	35'	35'	35'	45'--Over 45' by Spec. Use permit
	Floor Area Ratio	0.5	0.5	0.5	0.5	0.5	0.5	0.5	1:1
	Maximum Number of Dwelling Units	1 per 3 acres	1	1	1	1	1	1	1 per 4,350 sq ft of net lot area (Ord. 1173-03; 12-16-03)

*All distances are in lineal feet unless otherwise stated.