

Residential Agricultural Zone:

- Maximum Height: 20 feet, unless greater height approved by conditional use permit.
- Front Setback: 30 feet, from right-of-way line of the street.
- Side Setback: 15 feet, from the side property line, except corner lots shall maintain a 30 foot side yard adjacent to street which intersects the street upon which the building fronts.
- Rear Setback: 25 feet.
- Minimum Lot area: 43,560 square feet.
- Minimum Lot width: 50 feet.

R-1 Single Family Zone:

- Maximum Height: 25 feet.
- Front Setback: 25 feet is standard from right-of-way line of the street.
- Side Setback: 5 feet, from the side property line, except corner lots must have 20 foot side yard if adjacent to street which intersects the street upon which the building fronts.
- Rear Setback: 15 feet.
- Minimum Lot width: 50 feet.
- Minimum Lot area: 7,000 square feet.
- Maximum Area Coverage: 35%.

R-1 Accessory Use:

- Maximum Height: One Story.
- Setbacks: Shall not encroach upon front or side yard setbacks.
- Rear Setback: 15 feet.
- Minimum Lot width: 50 feet.

R-1 Substandard:

(Substandard provisions do not apply to lots that are part of a planned development and do not take precedence over any not recorded on a subdivision plat.)

- Maximum Height: Not to exceed width of lot or 25 feet, whichever is more restrictive. If lot width is less than 25 feet, then actual width of lot is maximum height setback.
- Front Setback: Must be within five (5) feet of setback average of adjoining

properties, but setback will not be less than ten (10) feet in any instance.

Side Setback: 5 feet, from the side property line, except on Corner lot setback is 15 feet if livable space; 20 feet if parking space.

Rear Setback: 15 feet.

Maximum Lot Width: less than 7,000 square feet.

Minimum Lot width: Less than 50 feet.

Effective Lot area: Residential floor area is not to exceed 50% of effective lot area on lots smaller than 5000 square feet. Must provide a private open space of minimum 225 square feet and at least 10 ft. by 15 ft. open to sky.

Commercial Use: (Residential use in Commercial zone must meet R-1 Single Family Setbacks). Otherwise, applicable setbacks are:

Maximum Height: 30 feet, greater height can be allowed through conditional use permit.

Front Setback: 10 feet, from the front property line when abut residential district, otherwise not required.

Side Setback: 10 feet, from the side property line when abut residential district, otherwise not required.

Rear Setback: 15 feet when abutting upon a residential zone.

Minimum Lot Width: 50 feet.

Minimum Lot Size: No minimum lot size, except Residential uses have same area requirements as in R-1 zone.

I-L Light Industrial Use:

Maximum Height: Greater of 45 feet or five stories, greater height can be allowed through conditional use permit.

Front Setback: 20 feet when abut residential district, otherwise no front setback is required.

Side Setback: 20 feet, from the side property line when abut residential district, otherwise no side setback is required.

Rear Setback: 20 feet when abut a residential district, otherwise no rear setback is required.

Minimum Lot Width: 50 feet.

Minimum Lot Size: None.