

**Table 6.2 Minimum Residential Requirements**

	AG	RAE	RE	R-1	R-2	R-3	R-4	A
Minimum Lot Size	1 acre	32,670 sq ft	22,000 sq ft	12,000 sq ft	10,000 sq ft	8,400 sq ft	7,200 sq ft	7,500 sq ft
Minimum Lot Width	150 ft	120 ft	100 ft	85 ft	75 ft	70 ft	60 ft	70 ft
Minimum Lot Depth	180 ft	180 ft	200 ft	110 ft	110 ft	110 ft	100 ft	100 ft
Maximum Lot Coverage Main Building	See Below	See Below	40%	See Below	See Below	See Below	See Below	See Below
Maximum Lot Coverage Including Accessory	None	40%	60%	40%	40%	40%	45%	60%
Minimum Living Area	2,000 sq ft	2,000 sq ft	2,000 sq ft	1,800 sq ft	1,700 sq ft	1,650 sq ft	1,250 sq ft	See section 6.8.6 [6.9.6]
Minimum Front Setback	40 ft	40 ft	40 ft	30 ft	25 ft	25 ft	25 ft	25 ft
Minimum Rear Yard Setback	25 ft	20 ft	20 ft	20 ft	20 ft	20 ft	20 ft	20 ft
Minimum Side Yard	20 ft	25 ft	10% Lot Width	10% Lot Width	10% Lot Width	10% Lot Width	10% Lot Width	10 ft
Minimum Side Yard Setback Adjacent to Street	25 ft	25 ft	10%, Min 25 ft	10%, Min 20 ft	10%, Min 15 ft	10%, Min 15 ft	10%, Min 15 ft	15 ft
Interior Side Yard	–	–	–	–	–	–	–	30 ft Between Buildings
Maximum Height	40 ft	40 ft	35 ft/ 2.5 Stories	35 ft/ 2.5 Stories	35 ft/ 2.5 Stories	35 ft/ 2.5 Stories	35 ft/ 2.5 Stories	35 ft/ 2.5 Stories
Minimum Garage Size	2 Car	2 Car	2 Car	2 Car	2 Car	2 Car	2 Car	2 Car/Per Dwelling Unit
Minimum Additional Parking	2 Car/ 360 sq ft	2 Car/ 360 sq ft	2 Car/ 360 sq ft	2 Car/ 360 sq ft	2 Car/ 360 sq ft	2 Car/ 360 sq ft	2 Car/ 360 sq ft	2 Car/ 360 sq ft
Minimum Driveway Width	10 ft	10 ft	10 ft	10 ft	10 ft	10 ft	10 ft	10 ft

(Ordinance 07-15 adopted 7/9/07)

**Table 6.3 Minimum Requirements – HO, C-1, and I**

<b>Lot and Area Regulations</b>	<b>HO</b>	<b>C-1</b>	<b>C-2</b>	<b>I</b>
Minimum Lot Area	8,000 sq ft	7,000 sq ft	6,000 sq ft	none
Minimum Lot Width	60'	60'	60'	none
Minimum Lot Depth	120'	100'	100'	100'
Maximum Lot Coverage	50%	40%	none	50%
Front Yard Setback	0'	25'	25'	35'
Rear Yard Setback	10'	10'	10'	10'
Side Yard Setback	0'	0'	0'	0'
Side Yard Setback Adjacent to Street or Separate Uses on a Platted Lot or when a Lot is adjacent to a Lot that is in a different Zoning District	25'	25'	25'	25'
Maximum Height	140' *	40' or 2 stories **	40' or 2 stories **	70'

\*But shall not exceed 60' on any portion of a site within 100' of property zoned or developed for residential use.

\*\*Except cooling towers, roof gables, chimneys, vent stacks or mechanical equipment rooms may project, not to exceed 6' beyond maximum building height.

(Ordinance 07-15 adopted 7/9/07; Ordinance 13-006 adopted 1/14/13)