

ZONING SPECIFICATIONS



Zoning District	Min. Size Per Zoning Lot		Max. Building Height		Max. Building Lot Coverage(g) %	Min. Yard Setback Requirements Per Zoning Lot in Ft.		
	Area in Sq. Ft.	Width in Ft.	In Stories	In Feet		Front	Each Side	Rear
A-1; Agricultural District (o)		60	2.5	35	25%	50	25	30
R-1; One-Family Residential District	7,200	60	2.5	35	30%	25(a)	5(e)	20(d)(f)
R-3; Two-Family Residential District(i)	7,500	60	2.5	35	30%	25(a)	8(b)	25(c)(d)
R-4; Multiple-Family Residential District(h)	2,000 per unit	60	3.5	42	40%	25(a)	5(e)	20(d)(f)
B-1; Neighborhood Business District	-	-	2.5	35	-	(j)	(k)	20(l)
B-2 General; Business District	-	-	-	50	-	15(m)	10	20(l)
B-3 Regional; Shopping District	-	-	-	50	-	25(n)	10	20(l)
B-4 Downtown; Business District	660	11	2.5	60	100%	0(p)	0	0
I-1 Light; Industrial District	-	-	-	-	80%	25	10	25
I-2 Heavy; Industrial District	-	-	-	-	80%	25	10	2

- (a) Where a lot is located at the intersection of two (2) or more streets, there shall be a front yard on each street side of the lot, that the buildable width of such lot shall not be reduced to less than thirty-two (32) feet. No accessory building shall project beyond the front yard line on either side of the street.
- (b) Each not less than eight (8) feet wide and the sum of the two (2) side yards shall not be less than twenty (20) feet.
- (c) Each not less than twenty-five (25) feet, but in no event less than twenty-five (25) percent of the depth of the lot.
- (d) On corner lots, the owner may elect which of the two (2) front yards shall be considered to be the front yard for the purpose of establishing rear yard requirements.
- (e) Each not less than five (5) feet wide, and the sum of the two (2) side yards shall not be less than twelve (12) feet.
- (f) Each not less than twenty (20) feet, but in no event less than twenty (20) percent of the depth of the lot.
- (g) All buildings, including accessory buildings, shall not in the aggregate occupy more than the percentage of the lot area prescribed by for the zoning district.
- (h) Multifamily dwellings shall have a minimum lot size base on not less than 2,000 square feet per individual dwelling.
- (i) Each two-family dwelling shall be located on a lot having an area of not less than seven thousand two hundred (7,200) square feet per family. Lot width shall not be less than sixty (60) feet.
- (j) No front yard is required except where the frontage of one (1) side of a street between two (2) intersecting streets is partly in a business district and partly in a residential district, in which event the front yard regulation of the residential district shall apply.
- (k) There shall be provided a side yard along any side lot line which adjoins a residential district, the width of which shall be established by the side yard requirements of the adjoining residential district.
- (l) There shall be a rear yard of not less than twenty (20) feet in depth. When a rear lot line abuts an alley, one-half (½) of the width of such alley may be counted toward satisfaction of the rear yard requirements.
- (m) The required front yard set back shall be the average depth of the existing buildings in the block or fifteen (15) feet which is greater.
- (n) The required front yard set back shall be the average depth of the existing buildings in the block or twenty-five (25) feet which is greater.
- (o) Lot size, building height, lot coverage, and yard requirements shall not apply to agricultural structures or farm dwellings as defined in this ordinance.
- (p) Front yard setback shall not exceed ten (10) feet.)