

Schedule of Regulations

Zoning Districts	Min. Lot Size (sq. ft.)	Min. Lot Width (feet)	Minimum Set Backs (feet)			Max. Height (feet) ^N	Min. Building Width (feet)
			Front	Side	Rear		
R-1	20,000A	100	30	10B	10C	30D	20
RR-1	1 AcreF	150	40	30B	30E	30	20
RR-2	2.5 AcresF	200	40	30B	30E	30D1	20
RR-3	5 AcresF	300	40	30B	30E	30M	14L
SP	10 AcresF	300	40	40	35G	30	20
RP	10 AcresF	300	40	30	30	30M	14L
C-1	20,000	100	30	J	30	30	14L
C-2	20,000	100	30	J	30	30	14L
I	1 Acre	150	40	J	20	K	14

A. Minimum lot size is 10,800 square feet where either municipal water or sewer service is provided to the lot. No more than 30% of the lot area may be covered by buildings. On lots less than 20,000 square feet the setbacks shall be reduced to 25' minimum front, 6' minimum side and 6' minimum rear. The minimum lot width shall remain 100 feet.

B. An accessory building or structure, measuring from the exterior wall, may be located 6 feet from a side lot line, however in no case shall its eave be closer than 5 feet to the side lot line.

C. An accessory building or structure, measuring from the exterior wall, may be located 6 feet from a rear lot line, however in no case shall its eave be closer than 5 feet to the rear lot line.

D. An accessory building or structure shall not exceed 18 feet in height.

D1. An accessory building or structure shall not exceed 18 feet in height where the property abuts a watercourse or a body of water.

E. An accessory building or structure may be located 20 feet from a rear lot line.

F. For unplatted lots of large lot size (5 and 10 acres), the determination of a lot size when it adjoins a road shall be made as if the road was part of the lot in question. For example, if a 10 acre parcel fronting on a road loses one-half acre in the road right-of-way, the parcel size is 9.5 acres. However, the lot will still conform to the 10 acre minimum lot size requirement.

G. Customary accessory buildings or structures may be located 30 feet from a rear (waterside) lot line.

H. Where the property abuts a watercourse or a body of water, the waterside is the rear lot line.

I. Where the property abuts a watercourse or body of water, the rear setback shall be 250 feet.

J. No minimum, however, all structures shall be provided with or otherwise guaranteed, access to their rear yard, with a minimum of 12 feet clear and unobstructed access way or easement which may be provided by an alley. Setbacks from the existing residential parcels shall be: 50 feet for all buildings; 25 feet for driveways, entrances or exits; and 10 feet for all parking areas.

K. Height of a structure at any point shall not exceed the horizontal distance to any lot line.

L. All mobile homes shall meet or exceed the 1993 HUD standards for mobile homes.

M. Agricultural use buildings such as silos, and the like, are exempt from the 30' maximum providing that airport zones are not violated.

N. See §§ [150.031](#) and [150.063](#) regarding airport zoning height regulations.

§ 150.048 ACCESSORY BUILDINGS AND USES.

Where a lot is devoted to a permitted principal use, customary accessory uses and buildings are authorized except as prohibited specifically or by necessary implication in this or any other ordinance. The following special rules are applicable:

(A) An accessory building, including carports, attached to the principal building shall be made structurally a part thereof, and shall comply in all respects with the requirements of this chapter applicable to the principal building. Breezeways, as an attachment between the garage or carport and the main building, shall be considered a part of the main building, but shall not be considered livable floor space.

(B) An accessory building, unless attached and made structurally a part of the principal building, shall not be closer than ten feet to any other structure on the lot.

(C) The floor area of accessory buildings located within Districts R-1, RR-1, RR-2 and SP, shall not exceed the ground floor area of the main building, except that in the case of lots or parcels of five acres or more in size, the total floor area of accessory buildings shall not exceed twice the ground floor area of the main building. Zoning certificates are required for sheds and accessory structures above 192 square feet.

(D) In the R-1, RR-1, RR-2, RR-3 and SP Districts a detached accessory building shall meet the front setback line of the principal building. Accessory buildings are permitted to be located in the front yard within Districts RP, C-1, C-2, and I.

(E) A semi-trailer, mobile home, travel trailer or other recreational vehicle shall not be used as a storage facility in R-1, RR-1, RR-2, RR-3, SP and RP Districts, except on a temporary basis during a construction period.

(F) Uncovered porches, an open unenclosed and uncovered porch or deck, may project into a front yard for a distance not exceeding ten feet, but in no case shall it be closer than 20 feet to the front property line.

(Ord. passed 5-28-2002; Ord. § 404, passed 9-14-2009; Ord. § 404, passed 11-9-2015)