

District	Density	Minimum Lot Size	Frontage	Primary Front Yard Setback	Primary Side Yard Setback	Primary Rear Yard Setback	Acc. Front Yard Setback	Acc. Side Yard Setback	Acc. Rear Yard Setback	Total Lot Coverage Max	Primary Building Height Max	Acc. Building Height Max
R3 Class I	1 du./10,000 sf	10,000 sf	1 du./100 feet	30 ft	15 ft	25 ft	30 ft	10 ft	10 ft	30%	40 ft ridge 35 ft flat	25 ft ridge 20 ft flat
R3 Class II	1 du./15,000 sf	15,000 sf	1 du./100 feet	30 ft	15 ft	25 ft	30 ft	10 ft	10 ft	30%	40 ft ridge 35 ft flat	25 ft ridge 20 ft flat
R2 Class I	1 du./15,000 sf	15,000 sf	1 du./125 feet	30 ft	15 ft	25 ft	30 ft	10 ft	10 ft	30%	40 ft ridge 35 ft flat	25 ft ridge 20 ft flat
R2 Class II	1 du./20,000sf	20,000 sf	1 du./125 feet	30 ft	15 ft	25 ft	30 ft	10 ft	10 ft	30%	40 ft ridge 35 ft flat	25 ft ridge 20 ft flat
R1 Class I	1 du./30,000 sf	30,000 sf	1 du./150 ft	30 ft	15 ft	25 ft	30 ft	10 ft	10 ft	30%	40 ft ridge 35 ft flat	25 ft ridge 20 ft flat
R1 Class II	1 du./40,000sf	40,000 sf	1 du./150 ft	30 ft	15 ft	25 ft	30 ft	10 ft	10 ft	30%	40 ft ridge 35 ft flat	25 ft ridge 20 ft flat
R5	1 du./5 acres	40,000 sf	1 du./300 ft	75 ft	50 ft	100 ft	75 ft	50 ft	100 ft	20%	40 ft ridge 35 ft flat	35 ft ridge 30 ft flat
R10	1 du./10 acres	40,000 sf	1 du./300 ft	75 ft	50 ft	100 ft	75 ft	50 ft	100 ft	20%	40 ft ridge 35 ft flat	35 ft ridge 30 ft flat
GD1 Class I	1 du. /10,000 sf	10,000 sf	1 du./100 ft	30 ft	10 ft	30 ft	30 ft	10 ft	30 ft	60%	40 ft ridge 35 ft flat	30 ft ridge 25 ft flat
GD1 Class II	1du./20,000sf	20,000 sf	1 du./100 ft	30 ft	10 ft	30 ft	30 ft	10 ft	30 ft	60%	40 ft ridge 35 ft flat	30 ft ridge 25 ft flat
GD2 Class I	(MU) 1 du / 4,356 sf	20,000 sf	1 du./100 ft	30 ft	15 ft	30 ft	45 ft	15 ft	30 ft	70 %	40 ft ridge 35 ft flat	40 ft ridge 35 ft flat
GD2 Class II	(MU) 1 du / 10,890 sf	20,000 sf	1 du./100 ft	30 ft	15 ft	30 ft	45 ft	15 ft	30 ft	70 %	40 ft ridge 35 ft flat	40 ft ridge 35 ft flat
GD3	1 du./10,000sf	10,000 sf	1 du./100 ft	30	15 ft	25 ft	45 ft	15 ft	30 ft	70%	40 ft ridge 35 ft flat	40 ft ridge 35 ft flat
GD4	1 du./10,000sf	10,000 sf	1 du./100 ft	30	15 ft	25 ft	45 ft	15 ft	30 ft	60%	20 ft eave 34 ft ridge 24 flat rooflines	20 ft eave 34 ft ridge 24 flat rooflines

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BD		10,000 sf	100 ft	25 ft.	15 ft.	25 ft.	25 ft.	15 ft.	25 ft.	80%	40 ft ridge 35 ft flat	40 ft ridge 35 ft flat
COM		20,000 sf	100 ft	45 ft	15 ft	30 ft	45 ft	15 ft	30 ft	Class I 70% Class II 60%	40 ft ridge 35 ft flat	40 ft ridge 35 ft flat
IND		40,000 sf	150 ft	45 ft	20 ft	25 ft	45 ft	15 ft	15 ft	80%	40 ft ridge 35 ft flat	40 ft ridge 35 ft flat
AGR	1 du./25 acres	40,000 sf	1 du./300 ft	75 ft	50 ft	100 ft	75 ft	50 ft	100 ft	20%	40 ft ridge 35 ft flat	40 ft ridge 35 ft flat
MHP	1 du./15,000sf	15,000 sf	1 du./100 ft	15 ft	10 ft	10 ft	15 ft	10 ft	10 ft	20%	40 ft ridge 35 ft flat	25 ft ridge 20 ft flat
FP		40,000 sf	300 ft	200 ft	200 ft	200 ft	200 ft	200 ft	200 ft	10%	40 ft ridge 35 ft flat	25 ft ridge 20 ft flat
AMU CSVD	1 du./40,000sf	40,000 sf	150 ft	30 ft	15 ft	25 ft	30 ft	10 ft	10 ft	30%	40 ft ridge 35 ft flat	25 ft ridge 20 ft flat

Additional Considerations

- (1) = In all districts, total front yard coverage shall not exceed 30%.
- (2) = 45 foot front yard setback required for primary and accessory structures on highways (see Article 2.05 Setbacks & Buffers)
- (3) = Minimum lot size and setbacks may be reduced when approved in accordance with Article Nine, Planned Unit Developments
- (4) = In an Industrial District side or rear yard setback on any lot abutting a residential use or district shall be 100 ft.
- (5) = In the Agricultural District, silos and grain elevators shall be excluded from height restrictions.
- (6) = The height of buildings may be increased in accordance with Article Two Section Seven.
- (7) = Multi-family = MU
- (8) Please consult associated Article and Section in Zoning Regulations for additional considerations and requirements.
- (9) In accordance with Section 2.06E herein accessory structure heights may be increased up to up to thirty (30) feet in height or the height of the primary structure whichever is less.
- (10) The AMU District has a minimum .5 acre lot size and maximum 1 acre lot size for residential lots. Lot coverage in the AMU District may be increased in accordance with Section 6.04E.

Class I = Municipal water and either municipal sewer or community septic

Class II = Individual on-site septic