

ARTICLE 11. TABLE OF AREA, YARD, HEIGHT, AND LOT COVERAGE REQUIREMENTS

(Amended 11/4/2013)

DISTRICT	MINIMUM LOT SIZE		MINIMUM YARD REQUIREMENTS				
	Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Front (feet)*	Side (feet)*	Rear (feet)*	Maximum Height (feet)	Maximum Lot Coverage (%)**
<u>R-20 Residential-Agriculture</u> (excludes medical clinics)	20,000	100	40	15	30	35	20
<u>R-8 Multiple-Family Dwelling</u> <u>(Dwelling Units)**</u>			30	15	30	50	Refer to Section 13-2 (H)(1)-(5)
-With water AND sewer	8,000	80	(40 along state primary and secondary roads)				
-With water OR sewer	15,000	100					
-Without water and sewer	20,000	100					
<u>R-8 Multiple-Family Dwelling</u> <u>(Other Uses)**</u>	25,000	150	35	18	25	50	Refer to Section 13-2 (H)(1)-(5)
<u>R-8 Multiple-Family Dwelling</u> <u>(Public Safety Station)</u> <i>(Amended 5/4/2020)</i>	25,000	100	40	12	25	50	50
<u>R-8 Multiple-Family Dwelling</u> <u>(Townhouses)</u>	1,500	18	10	0***	15	35	75
<u>R-10 Residential (Dwelling</u> <u>Units)</u>			30	15	30	35	20
-With water AND sewer	10,000	80	(40 along state primary and secondary roads)				
-With water OR sewer	15,000	100					
-Without water and sewer	20,000	100					
<u>R-10 Residential (Other Uses)</u>	25,000	150	35	18	25	35	50
<u>Office and Institutional</u>			30	12	20	50	30
-With water AND sewer	10,000	80					
-With water OR sewer	15,000	100					
-Without water and sewer	20,000	100					
<u>Office and Institutional (Multi-</u> <u>Family Conditional Use)</u>			30	12	20	50	Refer to Section 13-2 (H)(1)-(5)
-With water AND sewer	10,000	80					
<u>PUD Planned Unit</u> <u>Development</u>	(Determined by zoning district designations on approved PUD plan)						

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	Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Front (feet)*	Side (feet)*	Rear (feet)*	Maximum Height (feet)	Maximum Lot Coverage (%)**
<u>C-1 Central Business</u>	None	25 at the front lot line	(See Note 1)	None required. (See Note 2)	10 where there is no alley. (See Note 3)	50	No maximum
<u>C-1 Central Business (Multi-Family Special Use)</u> <i>(Amended 2/7/2022)</i>	N/A	25 at the front lot line	(See Note 1)	None required. (See Note 2)	10 where there is no alley. (See Note 3)	50	Refer to Section 10-1, Note 45
<u>C-2 Neighborhood Business</u>	6,000, if served by public water	50	20	None required, unless the lot abuts a residentially zoned lot. (See Note 4)	20	50	No maximum
<u>C-3 Highway Business</u>	20,000 without public water and sewer, otherwise no requirement		50	15 for corner lots. No other side yards are required unless the lot abuts a residentially zoned lot. (See Note 5)	25	35 (See Note 6)	No maximum
<u>Industrial</u>	30,000	150 at front setback line	25, measured from the street ROW.	15, except where the lot abuts a residentially zoned lot where it shall be 50'	20, except where the lot abuts a residentially zone lot where it shall be 75'	35	No maximum
<u>Open Space</u>	None	None	None	None	None	None	No maximum

*Measured from the property line. On corner lots, the side yard, on that side of the lot abutting the side street shall not be less than 20 feet or 40 feet on a highway or state primary aid street. Accessory buildings on the side of the lot abutting the side street shall not be closer to the lot line abutting on that side street than the distance specified for front yards of lots fronting on such side streets.

**The total ground area covered by the principal building and all accessory buildings shall not exceed these requirements.

***Building end units shall have a 10 foot side yard. *(Amended 11/4/2013)*

Section 11-1: Notes to the Table of Area, Yard, Height, and Lot Coverage Requirements

Note 1. The minimum front yard depth shall be the average of the front yard depths established by buildings on one or both adjoining side lots. In all cases there shall be sufficient setback from the street curb line to provide space for a minimum 12' sidewalk.

Note 2. However, a buffer is required when a site abuts a residential use or district.

Note 3. A rear yard is not required where a public alley abuts the rear property line.

Note 4. When the lot abuts a residentially zoned lot, the side yard shall be 12'. Where there are side yards provided in other cases they shall be 5'.

Note 5. In cases where a side yard is not required but provided, it shall be 5'. *(Amended 1/3/2022)*

Note 6. No building can exceed 50 feet in height unless the required side yards in each lot where a structure is located are increased by one foot for every two feet that the structure exceeds 50 feet, and the required rear yard increased one foot for every three feet that the structure exceeds 50 feet. *(Amended 11/4/2013)*

Note 7. All multi-family and townhouse development located in the R-8, Multiple-Family Dwelling and the O&I, Office and Institutional Districts must comply with Section 13-2, Regulations for Multi-Family Development, including Apartments, Townhouses, and Condominiums, in addition to the requirements of this Article. *(Amended 2/7/2022)*

Note 8. Church steeples and belfries, chimneys, water tanks or water towers, fire towers, flag poles, spires, monuments, and similar structures and necessary mechanical appurtenances are not subject to the height limit regulations contained in this article.

Note 9. Where through lots occur, the required front yard shall be provided on both streets. Architectural features such as open or enclosed fire escapes, steps, outside stairways, balconies and similar features, necessary mechanical devices, and uncovered porches may not project more than four (4) feet into any required yard. Sills, cornices, eaves, gutters, buttresses, ornamental features, and similar items may not project into any required yard more than thirty (30) inches. Following adoption of this Ordinance, the subdivision of through lots is prohibited.

Note 10. Cemetery Subdivision Lot Size Exemption. Cemeteries and individual cemetery plot(s) may be platted or approved as minor subdivisions and recorded that do not meet the minimum lot size of the zoning district; however, the cemetery shall comply with all other zoning district restrictions. Where there is not reasonable access to individual lots, an 18-foot easement for ingress and egress may be established. *(Amended 9/2/2014)*