

Table 1. Bulk Requirements

"A-1" Agricultural & "A-2" Agricultural Districts	Maximum Building Height	Minimum Lot Area	Minimum Lot Width	Minimum Front Yard	Minimum Side Yard	Minimum Rear Yard
Single Family or Farm Dwelling	--	35 Acres Unless the average CSR is 70 or less, then 1.5 Acres	150 Feet	50 Feet	25 Feet	50 Feet
Single Family Dwelling on a Farmstead	--	1.5 Acres	150 Feet	50 Feet	25 Feet	50 Feet
WECS Uses (A-2 District Only)	See requirements outlined in subsection X below.					
Other Permitted Structures	--	1.5 Acres	150 Feet	50 Feet	25 Feet	50 Feet
Accessory Buildings	--	--	--	50 Feet	25 Feet ¹	50 Feet ¹
"R-1" Low Density Residence District	Maximum Building Height	Minimum Lot Area	Minimum Lot Width	Minimum Front Yard	Minimum Side Yard	Minimum Rear Yard
Single Family Dwelling	2.5 Stories or 35 Feet, whichever is lower.	1.5 Acres	100 Feet	30 Feet	10 Feet	30 Feet
Other Permitted Structures		--	--	35 Feet	10 Feet	35 Feet
Accessory Buildings	24 Feet	--	--	50 Feet	4 Feet ¹	4 Feet ¹
"R-2" Moderate Density Residence District	Maximum Building Height	Minimum Lot Area	Minimum Lot Width	Minimum Front Yard	Minimum Side Yard	Minimum Rear Yard
Single Family Dwelling	3 Stories or 45 Feet, whichever is lower	8,000 Sq Ft	70 Feet	30 Feet	10% of lot width	30 Feet
Two Family Dwelling		9,000 Square Feet	80 Feet	40 Feet	10% of lot width	30 Feet
Multiple Family Dwelling		10,000 Square Feet	85 Feet	20 Feet	8 Feet	35 Feet
<u>Mobile Home Park*</u>		<u>1 Acre*</u>	<u>100 Feet*</u>	<u>25 Feet*</u>	<u>25 Feet*</u>	<u>40 Feet*</u>
Individual Unit Requirements		3,000 SqFt	25 Feet	10 Feet	10 Feet	10 Feet

Other Permitted Structures		1 Acre	100 Feet	25 Feet	20 Feet	40 Feet
Accessory Buildings	1 Story or 18 Feet, whichever is lower.	--	--	25 Feet	10 Feet ¹	30 Feet ¹

"C" Commercial District	Maximum Building Height	Minimum Lot Area	Minimum Lot Width	Minimum Front Yard	Minimum Side Yard	Minimum Rear Yard
Permitted Structures	2 Stories or 35 Feet, whichever is lower	2 Acres	100 Feet	25 Feet	10 Feet	25 Feet
Accessory Buildings		--	--	25 Feet	10 Feet ¹	25 Feet ¹

"C-M" Commercial-Manufacturing District	Maximum Building Height	Minimum Lot Area	Minimum Lot Width	Minimum Front Yard	Minimum Side Yard	Minimum Rear Yard
Permitted Structures	2 stories or 35 feet, whichever is lower	2 acres	100 Feet	25 Feet	10 Feet	25 Feet
Accessory Buildings	2 stories or 35 feet, whichever is lower	--	--	25 Feet	10 Feet ¹	25 Feet ¹

"M" Manufacturing District	Maximum Building Height	Minimum Lot Area	Minimum Lot Width	Minimum Front Yard	Minimum Side Yard	Minimum Rear Yard
Principal and Conditional Uses	Must meet FAA requirements and regulations	2 Acres	100 Feet	30 Feet	30 Feet	30 Feet

NOTES:

Lot area requirements shall be computed exclusive of public street, road, alley, waterway, or highway right-of-way, or private easement.

¹ Accessory buildings, which are to be placed in the rear yard, may reduce the minimum side and rear yard requirements to four (4) feet provided front of accessory structure meets 60 feet setback from front property line