

**ARTICLE VII - DIMENSIONAL REQUIREMENTS AND EXCEPTIONS****Section 700 - Charts of Dimensional Requirements**

This article is established to show the minimum size, floor area, width, and height requirements for the land uses within each designated district. The minimum lot sizes cited in this Article shall be raised in all individual situations where the county sanitation requires a larger lot size for proper septic tank operation.

**700.1 - Minimum Lot Size****(Minimum Lot Size)****(Lot Coverage)**

DISTRICT	LOT AREA IN SQ. FT.	LOT SIZE PER DWELLING (SQ. FT.)	LOT WIDTH IN FEET	MAXIMUM LOT COVERAGE
A	2 acres	2 acres	100	35%
R-1 A	15,000	15,000	75	35%
R-1 B	15,000	15,000	75	35%
R-1 C	7,500	7,500	50	35%
R-2	15,000	7,500	50	35%
R-3	5,000 (3)	5,000 (3)	50	35%
P (4)	7,000	10,000	60	35%
C-1 (4)	N/A	N/A	60	35%
C-2 (4)	7,000	7,000	60	35%
C-3	N/A	N/A	60	35%
C-4	N/A	N/A	60	35%
I	N/A	N/A	N/A	N/A

- (1) Lot width measured at the street.
- (2) Includes area for parking.
- (3) Area requirements for manufactured home parks and individual manufactured home spaces within parks are set forth in Article VIII, Section 860.
- (4) Minimum lot size for single family homes shall comply with the requirements in the R-1B District.



700.2 - Minimum Yard and Area Requirements and Maximum Building Height

Note that areas required for parking in accordance with this Ordinance may not be used to satisfy any yard requirements.

DISTRICT	FRONT (SETBACK FROM FRONT LOT LINE)		MINIMUM SIDE YARD	MINIMUM REAR YARD	MAXIMUM HEIGHT OF BUILDING	MINIMUM FLOOR AREA	MAXIMUM LOT COVERAGE
	ARTERIALS/ COLLECTORS	LOCAL/ MINOR STREETS					
A	80	60	15	30	35	1,500	35%
R-1A	50 (1)	30	20	30	35	1,800	35%
R-1B	50 (1)	30	20	30	35	1,500	35%
R-1C	35(1)	30	10	15	35	1,200	35%
R-2	40	30	10 (2)	25	35	-3	35%
R-3,(4)	40	30	10	25	35	N/A	35%
P	25	30	10	20	35	500	35%
C-1 (5)	N/A	N/A	N/A	N/A	60	N/A	35%
C-2 (5)	25	30	15	20	35	500	35%
C-3 (5)	40	30	15	20	35	1,000	35%
C-4 (5)	60	35	N/A	N/A	35	N/A	35%
I	35	30	30 (6)	30 (6)	N/A	N/A	35%

- (1) Front building line shall conform to the average building line in a developed block, but in any event, no less than the indicated distance.
- (2) Setback for duplexes; Buildings with three or more units must be set back 15 feet.
- (3) 1 bedroom - 800 sq. ft.; 2 bedrooms - 1,000 sq. ft.; 3 bedroom - 1,200 sq. ft.
- (4) Area requirements for manufactured home parks and individual manufactured home spaces within parks are set forth in Article VIII, Section 860.
- (5) On corner lots in a Business District which abuts a R-District, there shall be required a side yard on the side street equal in depth to the required front yard of the R-District.
- (6) When abutting residential districts, a minimum of 50 feet buffer/screen is required.

Section 710 Exceptions and Modifications710.1 - Existing Lots

Where the owner of a lot at the time of the adoption of this ordinance or such owner's successors in title thereto does not own sufficient contiguous land to enable the owner to conform to the required dimensions of the Ordinance, such lot may be used as a building site if yards are established in accordance with the provisions of this Ordinance as applied to the district in which the lot is located.



710.2 - Front Yard Setback for Dwelling

The front yard setback requirements of this Ordinance for dwellings shall not apply on any lot where the average setback of existing buildings located wholly or in part within 100 feet on each side of such lot within the same block and zoning district and fronting on the same side of the street is less than the minimum required setbacks of that district. In such cases, the front yard setback may be less than the required setback, but not less than the average of the existing setbacks on the adjacent developed lots.

710.3 - Height Limits

The height limits listed in this Article shall not apply to structures not intended for human occupancy such as church spires, flagpoles, chimneys, monuments, radio or television towers or aerials, water towers, or similar structures. The height limits shall apply to signs. The heights of telecommunications towers and antennas are governed by the provisions of Article IX.

710.4 - Corner Lots

The side yard setback requirements for corner lots shall be the same as the front yard requirements for adjoining lots on the same street.

710.5 - Front Yards on a Through Lot

At each end of a lot that lies between and abuts two parallel streets, there shall be a front yard of the depth required by this Ordinance for the zone in which each street frontage is located, provided that one of the front yards may serve as a rear yard. If a lot located on a through lot has frontage on a third street one yard must be declared the rear yard and any primary or accessory structures shall be set behind the rear yard setback line.

710.6 - Adjoining and Vacant Lots of Record

If two or more adjoining and vacant lots with continuous frontage are in a single ownership at any time after the adoption of this ordinance, and those lots individually are less than 50 ft. in width, such groups of lots shall be considered as a single lot or several lots of the permitted size, and lot or lots in one (1) ownership shall be subject to the requirements of this Ordinance. This section shall not apply when a portion of a lot is acquired for public use or when a lot is divided between the two adjacent lots so that the divided lot becomes part of the adjacent standard size lots.