

## ARTICLE XVII SCHEDULE OF REGULATIONS

Except as otherwise specifically provided in this Ordinance, no building or structure or part thereof shall be erected, constructed, altered or maintained, except in conformity with the provisions of this Ordinance, including the requirements of the Schedule of Regulations shown in Section 17.01.

### Section 17.01 – SCHEDULE OF REGULATIONS

| District                                     | Minimum Lot Size           | Minimum Lot Width | Minimum Yard Requirements |                  |        | Minimum Floor Area | Max. Ht.         |
|--|----------------------------|-------------------|---------------------------|------------------|--------|--------------------|------------------|
|  |                            |                   | Front                     | Each Side (A)    | Rear   |                    |                  |
| <b>R-1 Single Family Residential</b>         | 12,000 sf                  | 80 ft(C)          | 30 ft                     | 10 ft.           | 40 ft. | 924 sf(E)          | 35 ft.           |
| <b>R-2 General Residential</b>               | 12,000 sf(B)               | 80 ft(B,C)        | 30 ft.                    | 10 ft.           | 40 ft. | 924 sf(D,E)        | 35 ft.           |
| <b>R-3 General Residential (Association)</b> | 40,000 sf(G)               | 100 ft(C)         | 50 ft.                    | 30 ft.           | 50 ft. | 1,120 sf           | 35 ft.           |
| <b>RF – Recreational Forest</b>              | 2 1/2 acres(F)             | 165 ft.(C)        | 50 ft.                    | 40 ft.           | 50 ft. | 720 sf             | 35 ft.           |
| <b>NRD – Natural River District</b>          |                            |                   |                           |                  |        |                    |                  |
|  | <i>Residence</i> 80,000 sf | 200 ft.(C)        | 200 ft.                   | 40 ft.           | 50 ft. | 924 sf             | 35 ft.           |
|  | <i>Accessory Building</i>  |                   |                           | <i>30ft 10ft</i> |        |                    |                  |
| <b>C-1 General Commercial</b>                | 12,000 sf                  | 60 ft.            | 50 ft.                    | 10 ft.           | 10 ft. | (D,H)              | 35 ft.           |
| <b>C-2 Heavy Commercial</b>                  | 30,000 sf                  | 150 ft.           | 50 ft.                    | 10 ft.           | 10 ft. |                    | 35 ft.           |
| <b>PI/PC – Planned Ind./Com.</b>             |                            |                   |                           |                  |        |                    |                  |
|  |                            |                   |                           |                  |        |                    | See Article XIV  |
| <b>I – Industrial</b>                        | 30,000 sf                  | 150 ft.           | 50 ft.                    | 10 ft.           | 10 ft. |                    | 35 ft.           |
| <b>DD – Deferred Development</b>             |                            |                   |                           |                  |        |                    | See Article XII  |
| <b>PUD - Planned Unit Development</b>        |                            |                   |                           |                  |        |                    | See Article XIII |

## SECTION 17.02 – FOOTNOTES TO SCHEDULE OF REGULATIONS

- A. Where a side yard abuts a street and where there is a common rear yard, the minimum side yard shall be:

30 ft. for R-1  
30 ft. for R-2  
50 ft. for NRD  
30 ft. for C-1  
30 ft. for C-2

In the case of a rear yard abutting the side yard of an adjacent lot, the side yard abutting the street shall not be less than the required front yard for that district.

- B. Multi-family residential units in the General Residential (R-2) shall have a minimum lot area of fifteen thousand (15,000) square feet and a minimum lot width of one hundred (100) feet.
- C. The depth of any lot in the Single-Family Residential (R-1), General Residential (R-2) and the Natural River District (NRD) shall not exceed three (3) times the width of the lot. The depth of any lot in the Recreational Forest District (RF) shall not exceed four (4) times the width of the lot.
- D. In the zoning districts in which multiple family dwellings are permitted (R-2 and C-1), the following square footage requirements shall apply:
1. A one-bedroom multiple family dwelling unit shall have a minimum total floor area of five hundred seventy six (576) square feet.
  2. A two-bedroom multiple family dwelling unit shall have a minimum total floor area of seven hundred twenty (720) square feet.
  3. A three or more bedroom multiple family dwelling unit shall have a minimum total floor area equal to the requirement for single-family dwellings in the district.
- E. In the Single Family Residential (R-1) and General Residential (R-2) districts, maximum lot coverage shall not exceed forty percent (40%).
- F. In the Recreational Forest (RF) District, lot splits less than the required two and one-half (2 1/2) acres may be approved by the Planning Commission, provided the resulting parcels are not less than one and one-quarter (1 1/4) acres and do not cause existing structures to become non-conforming in regard to yard setbacks.
- G. In the General Residential Association (R-3) District, lot splits shall not be allowed.
- H. Refer to Section VIII, paragraph L for residential units which are an accessory to a commercial business.