

ARTICLE XVII SCHEDULE OF REGULATIONS

Except as other wise 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		
R-1 Single Family Residential	12,000 sf	80 ft(C)	30 ft	10 ft.	40 ft.	924 sf(E)	35 ft.
R-2 General Residential	12,000 sf(B)	80 ft(B,C)	30 ft.	10 ft.	40 ft.	924 sf(D,E)	35 ft.
R-3 General Residential (Association)	40,000 sf(G)	100 ft(C)	50 ft.	30 ft.	50 ft.	1,120 sf	35 ft.
RF – Recreational Forest	2 1/2 acres(F)	165 ft.(C)	50 ft.	40 ft.	50 ft.	720 sf	35 ft.
NRD – Natural River District	80,000 sf	200 ft.(C)	200 ft.	40 ft.	50 ft.	924 sf	35 ft.
C-1 General Commercial	12,000 sf	60 ft.	50 ft.	10 ft.	10 ft.	(D,H)	35 ft.
C-2 Heavy Commercial	30,000 sf	150 ft.	50 ft.	10 ft.	10 ft.		35 ft.
PI/PC – Planned Ind./Com.							See Article XIV
I – Industrial	30,000 sf	150 ft.	50 ft.	10 ft.	10 ft.		35 ft.
DD – Deferred Development							See Article XII
PUD - Planned Unit Development							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.