

# ARTICLE IX AREA, YARD, AND HEIGHT REQUIREMENTS

DISTRICT	MINIMUM LOT SIZES			Minimum front yard setback from center line of street (feet)		Minimum side yard setback (feet)	Minimum rear yard setback (feet)	Maximum Height (feet)
	Area in sq. feet	Sq. feet per family	Lot width at bldg. line	Major	All others			
R-I	20,000	20,000	95	75	60	15 each side	25	40
R-II single family	20,000	20,000	95	75	60	15 each side 15 side yard/30 ft	25	40
R-II multi family(apartments, duplexes)*	43,560	4356	85	75	60	between buildings	15	40
R-III single family - agriculture	20,000	20,000	95	75	60	15 each side	25	40
PUD ( includes the following):** Fee Simple single family attached***				75	60	15 side yard/30 ft between buildings	25	40
Townhomes (deeded area)	2,500	see below***	22	75	60		25	40
Condominiums Fee simple single family detached***	43,560	see below***	85	75	60		25	40
B-I Central Business District								50
B-I Outside Central Business District****				65	50	15	15	50
B-II - Roadside commercial				65	50	15	15	50
I - Industrial				75	60	20	25	60

\*R-II multi family residential apartment districts must be a minimum of one acre (4356 sq.ft x 10 units per acre) Must include common area, parking and sidewalks

\*\* PUD developments must be a minimum of one acre. Must include common area, parking and sidewalks

Maximum six (6) units for chalets or garden homes per acre, must be included in a mixed PUD development.

\*\*\*PUD Development - minimum one acre - minimum heated square feet

900 sq.ft per unit - 1 bedroom

1000 sq. ft. per unit - 2 bedroom

1100 sq. ft. per unit - 3 bedroom

Setback from corner lots, for single family residential properties, 25 feet (secondary street is not the street the house fronts)

\*\*\*\* B-I Outside Central Business District must follow B-II requirements