

ZONING

520 Attachment 1

Bulk Standards - Lot, yard, and building requirements.
[Amended 2-2-2026 by Ord. No. 2026-001]

	Zoning Districts								
Standards*	R-1 (Two-Family standards)	R-2	MU - Mixed-Use District	C-1 Commercial District	M-1 Industrial District	A - Agricultural District	PUD	CON	Floodplain
Lot Frontage at Setback (min. ft.)	65ft, 48 ft for zero lot line (ZLL); (90ft)	90ft	45ft (25ft if fire-resistant construction)	45ft (25ft if fire-resistant construction)	100ft	500ft	Varies	—	—
Lot area (min. SF)	6,500 SF (9,600 SF)	10,000 SF	10,000 SF		43,560 SF (1.0 Ac)	10.0 Ac		—	—
Lot area (min. SF) per dwelling unit	6,500 SF (4,800 SF per unit for ZLL or Two-Family)	750 SF	750 SF	—	—			—	—
Lot coverage MAX % (principal & accessory structures)	35%	50%	75%	—	—	—		—	—
Principal Building						****			
Maximum Building Height/# of building stories	25ft (two stories)	35 ft (three stories)	35 ft (three stories)	35ft	45ft	Max. 50ft for Farm Buildings		—	—
Minimum Front Yard setback (ft)	25ft	25ft	25ft (if adjacent lot setback is 0 ft, then 0 ft)	None**	30ft	Min. 50ft for Farm Buildings		—	—
Minimum Side Yard setback (ft)	8ft	10ft	10ft; 15ft street side yard	0ft	20ft			—	—
Minimum Rear Yard setback (ft)	25ft	30ft	25ft	0ft if fire-resistant construction; otherwise 11ft	40ft			—	—
Floor Area (min. SF)	950 SF (500 SF if studio in Two-Family)	Studio/One BR: MIN 500 SF; Two BR: MIN 700 SF; Three BR: MIN 900 SF	Studio/One BR: MIN 500 SF; Two BR: MIN 700 SF; Three BR: MIN 900 SF	—	—			—	—
Accessory Buildings									
Maximum Building Height/# of building stories	15ft, one story	15ft, one story	15ft, one story	—	—			—	—
Minimum Front Yard setback (ft)	25ft	25ft	25ft	—	30			—	—
Minimum Side Yard setback (ft)	8ft (10ft)	10ft	10ft	—	10			—	—
Minimum Rear Yard setback (ft)	5ft (10ft)	10ft	10ft	—	—			—	—
Off-Street Parking (garage, driveway, etc. combined)	See Article IX			*** *****	See Article IX	—			—

* More restrictive requirements may be applicable where lots abut state or county highways

** Setback for new commercial development. All new commercial development on Blake Street (S.T.H. 78) from Lien Court to School Street, and Oak Street (S.T.H. 78) from Wilson Street to the Village limits, will have setbacks to conform to existing setbacks with a minimum of 25 feet

*** Off-street parking for new commercial development. All new commercial development on Blake Street (S.T.H. 78) from Lien Court to School Street, and Oak Street (S.T.H. 78) from Wilson Street to the Village limits, will provide for off-street parking

**** If Residence, same standards as R-1

***** Truck unloading area: sufficient space so that no streets or alleys need be blocked.