

ZONING

Village of Black Earth Schedule of Regulations

Symbol	Permitted Use	Lot Area (square feet/acres)	Lot Width (feet)	Minimum Yards (feet)			Maximum Building Height		Maximum % Lot Coverage	Other Requirements
				Street Yard	Side Yard	Rear Yard	Feet	Stories		
R-1	Single-family, planned residential	9,600	80	30	10	30	30	--	--	
R-2	Single-family, planned residential	7,350	70	25	8	25	35	--	--	
R-3	Multifamily, planned residential	9,600	80	20	6	20	45	4	.325	Off-street parking Living ratio 1.4 Recreation space .14 Open space 2.2
R-4	One- and two-family	9,600	80	30	10	30	35			
R-Substandard	Single-family	4,600	40	25	5 (16% of frontage)	25	30	--	--	
RD	Single-family; parks; open space; general farming	2 acres	270	80	50	50	35 except barns, etc.	--	--	
B-1	General commercial	No minimum		0	0	0	45	4	--	Off street loading, unloading and parking
B-2	Highway commercial	1/2 acre	100	80	20	20	35	--	No minimum or maximum	Off street parking, loading and unloading
Industrial	Manufacturing, agriculture, storage	1/2 acre	100	10	10	30	None	--	--	Performance standards; off-street parking, loading and unloading
Conservancy	Conservation, recreation, general farming	(Floodplain districts overlay above described districts. See underlying district above for required lot size, yards, building height limitations, etc.)								No residences
FW	Agriculture, parking, recreation, quarrying									Development limited
FF	Residential, commercial, manufacturing									Development permitted, subject to floodproofing and other standards