

ZONING ORDINANCE

9A Attachment 2

APPENDIX 2. AREA, SETBACK, HEIGHT, COVERAGE AND DENSITY REGULATIONS

Zoning District	Min. Lot Area	Min. Lot Width	Min. Lot Depth	Front Setback	Side Interior	Side Street	Rear Setback	Height Limit	Max Ground Coverage
	Square Feet	Linear Feet	Linear Feet	Linear Feet	Linear Feet	Linear Feet	Linear Feet	Linear Feet	% of lot area
A	2 Acre	none	100	25	10	10	10	35	25
R-E	32,670	75	100	25	10	10	10	35	25
R-1	7,500	75	100	25	10	10	10	35	50
R-2	8,000	60	100	25	15	10	10	35	55
MF	8,000	60	100	25	15	10	10	35	55
MH	6,000	50	120	25	10	10	10	35	50
B-1	5,000	50	80	25	10	10	10	35	none
B-2	5,000	50	80	25	10	10	10	35	none
I	5,000	50	80	25	10	10	10	45	none

- A) A one story wing or extension may be built to within five feet of the rear lot line.
- B) No lot containing multifamily units shall contain less than 11,000 sq. feet plus 1,000 sq feet dwelling unit in excess of two units[.]
- C) No minimum front of [or] side yard required in designated Central Business District, and no minimum lot width.
- D) A side yard of not less than 25 feet in width shall be provided on the side of a lot adjoining a residential district unless an approved natural or artificial barrier is present.
- E) A 25 foot front yard is required except that a front yard of not less than 50 feet shall be provided upon that portion of a lot abutting or across a street or alley from a residential or commercial district.
- F) Side yard requirements shall be the same as for the I-1 district except that a side yard if [of] not less than fifty feet in width shall be provided on the side of the lot adjoining or across the street from a residential of [or] commercial district.
- G) No rear yard is required except that a rear yard of not less than 50 feet in depth shall be provided upon that portion of a lot or across a rear street or alley from a residential district except that such rear yard requirement shall be 25 feet in depth where the property in the residential district backs up to the rear street.

(Ordinance 477 adopted 11/7/14; Ordinance 590 adopted 11/6/2024)