

Primary Structure Setbacks

Zoning District	Minimum Lot Area (sq. ft.) ^O	Minimum Front Yard Setback (ft.)	Side: 1 story 2 story 3+ story	Side Adjacent to Street (ft.)	Rear (ft.)	Maximum Height Limits (ft.)	Percentage of Maximum Lot Coverage (ft.)
R-1 - One-Family Residence	6000	20	5 8 8+4 per story	10	10 Dwelling 35 Principal Bldgs. ^E	2.5 stories or 35	35
R-2 - Two-Family Residence	6000 ^A	20	5 8 8+4 per story	10	10 Dwelling 35 Principal Bldgs. ^E	2.5 stories or 35	35
R-3 - Multi-Family Residence	6000 ^C	20 25 ^D	5 8 8+4 per story	10	10 Dwelling 35 Principal Bldgs. ^{P,E,T}	2.5 stories or 35 7 stories or 80 max. ^D	None
R-4 - Mobile Home Residence	6000	20	5 8 8+4 per story	10	10 Dwelling 35 Principal Bldgs. ^E	2.5 stories or 35	None
R-C ^F - Rural Center	None	25	5 or 1/3 height	5 or 1/3 height	10	None	None
	None	30	8	30	10	None	None
R-1S - One-Family Suburban Residence	1 Acre	25	15	20	35 Dwelling 20 Other Bldgs.	2.5 stories or 35	None
R-4S - Mobile Home Suburban	1 Acre	25	15	20	35 Dwelling 20 Other Bldgs.	2.5 stories or 35	None
C-1 - Neighborhood	8000	15	None	15, 20 ^H	25 ^I	2.5 stories	None

Commercial		20 ^G				or 35	
C-2 - Community Commercial	None ^C	15 20 ^G	None	15, 20 ^H	25 ^I	35, 80 ^D	None
C-3 - Central Commercial	None	None	None, 15 ^H	None	None 10 ^J	None	None
C-M - Commercial & Light Industrial	4500 ^K 6000	Residential District Adjacent ^L or None	Residential District Adjacent ^L or None	8	Residential District Adjacent ^L or None or 15 ^M	3 Stories 65 ^Q	None
M-1 - Light Industrial	None	30	8	8	None, 15 ^N	3 stories 65	None
M-2 - Heavy Industrial	None	30	8	8	None, 15 ^N	3 stories 65	None

Exceptions and Modifications

A	Duplex - 7500 square feet minimum lot area.
B	Including private detached garage.
C	Lot area for multi-family dwellings - 6000 square feet of area in addition to following: 3-8 units - 1500 square feet/unit; 9+ units - an additional 400 square feet/unit.
D	For multi-dwelling units.
E	15 feet rear yard setback for two or more stories, dwellings
F	Residential top/Commercial bottom.
G	C-1 or C-2 Adjacent to R (Residential) other than R-3.
H	Side property line adjacent to R (Residential) zone.
I	Each foot that front yard is increased over 25 feet, rear yard may be decreased proportionately when next to R (Residential) zone. Minimum of 5 feet rear yard.
J	Rear property line adjacent to R (Residential) zone.
K	Area of lots previous to this Ordinance.
L	Residential district requirements only.
M	Across residential alley or street.
N	Adjacent to R (Residential) zone without intervening alley.

O	(a) Sewer and water not available - one (1) acre minimum. (b) Sewer not available - one-half (1/2) acre minimum
P	Rear yard increased four feet for each story over two.
Q	Alterations and additions may extend one story or 15 feet.
R	When fronting on the right-of-way of a major through fare shown on the official major street system and committed improvements plan, the front yard shall be measured from the proposed right-of-way.
S	Setbacks for barns, coops, and similar structures. Other structures (e.g., garages) shall conform to principal building setback requirements.
T	15 feet for apartment buildings.