

Zoning Density Regulations

Zoning	District	Min Lot Size (Sq. Ft.)	Acres	Min Area per Dwelling	Min Lot Width & Depth	Min (1) Yard Setbacks Front	Min (1, 2) Yard Setbacks Rear	Min (1, 2) Yard Setbacks Interior	Min (1) Yard Setbacks Exterior	Max Building Height (Stories)	Max Building Height (Feet)	Max Lot Coverage (%)	Min Building Spacing (Feet)
C1, C2, C3, M1, M2	1	7,500	.17	1,000	75	20	25	7	10	4 (3)	50	50	10
C1, C2, C3, M1, M2	2	7,500	.17	2,000	75	20	25	7	10	3 (3)	40	50	10
C1, C2, C3, M1, M2	3	7,500	.17	3,000	75	20	25	7	10	2	30	50	10
C1, C2, C3, M1, M2	4	7,500	.17	4,000	75	20	25	7	10	2	30	50	10
C1, C2, C3, M1, M2	5	7,500	.17	5,000	75	20	25	7	10	2	30	50	10
C1, C2, C3, M1, M2	7.5	7,500	.17	7,000	75	20	25	7	10	2	30	50	10
R1, RS	10	10,000	.23	10,000	80	20	25	7	10	2	30	40	10
R1, RCU, RS	12	12,000	.28	12,000	90	20	25	7	10	2	30	40	10
R1, RCU, RS	18	18,000	.41	18,000	100	30	30	10	15	2	30	25	10
R1L	25	25,000	.57	25,000	130	30	30	10	15	2	30	20	10
C2, C3, R1	35	35,000	.80	35,000	145	40	40	20	20	2	30	15	10
R1, R1L, RS	70	70,000	1.61	70,000	200	50	50	25	30	2	30	15	10
R1, RCU, RMM	2A	87,120	2.00	87,120	225	50	50	25	30	2	30	10	10
R1L, RMM	175	175,000	4.02	175,000	300	50	50	30	50	2	30	10	10
R1L, RMM	5A	217,800	5.00	217,800	325	50	50	40	50	2	30	10	10
R1L, RMM	10A	435,600	10.00	435,600	500	50	50	50	50	2	30	5	10
R1L, RMM	36A	1,568,160	36.00	1,568,160	500	50	50	50	50	2	30	5	10
		(1) See yards and courts in § 153.093 for exceptions, deviations and encroachments from minimum yard (setback) requirements.											
		(2) For C1, C2, C3, M1 and M2 Districts: Minimum interior side and rear yard requirements are waived if the yard is contiguous to C1, C2, C3, M1 or M2 zoned property. A setback of 20 feet shall be required whenever a lot zoned commercial or industrial abuts a lot zoned for residential purposes. Front and exterior side yard requirements shall be observed in all cases.											
		(3) A Use Permit is required to exceed two stories.											
		A = Acres											
		C1 (Commercial; Neighborhood Sales and Service); C2 (Commercial; General Sales and Service); C3 (Commercial and Minor Industrial); M1 (Industrial; General Limited); M2 (Industrial; Heavy); R1 (Residential; Single Family); R1L (Residential; Single Family Limited) site built only ; RCU (Residential: Rural); RMM (Residential; Multi-Sectional Manufactured Homes); RS (Residential and Services)											
		No manufactured homes dated prior to June 15, 1976 are allowed.											