

APPENDIX B: DESIGN REQUIREMENTS TABLE

Item	Design Requirements for Zoning Districts; Minimum Standards												
	AG	AG-B	R-1	R-1	R-2	R-2	R-3	R-4	MF	C-1	C-2	C-3	M-1
			Septic	Sewer	Septic	Sewer	Sewer	Sewer	Sewer	Sewer	Sewer	Sewer	Sewer
Minimum Lot Size	5 acres	5 acres	1 acre ^a	20,000 sq. ft.	1 acre ^a	15,000 sq. ft.	12,000 sq. ft.	10,500 sq. ft. ^b	7,000 sq. ft. ^d	N/A	N/A	N/A	1 acre
Maximum Lot Coverage	30%	30%	30%	30%	30%	35%	40%	40%	35%	80% ^c	80% ^c	80% ^c	75% ^c
Dwelling Unit Minimum Size (sq. ft.)	750	1,200	2,100	2,100	1,800	1,800	1,500	1,200 ^b	See §156.233	N/A	N/A	N/A	N/A
Minimum lot street frontage	250	250	150	100	150	100	75	75	150	200	200	200	250
Maximum building height (ft.)	35	35	35	35	35	35	35	35	35	35	35	35	35
Front yard setback (ft.)	60	60	40	40	40	40	35	35	60	50	50	50	80
Rear yard setback (ft.)	50	50	40	40	40	40	40	40	40	40	40	40	40
Side yard setback (ft.)	20	25	15	15	15	15	12	12	25	16	16	16	40
Notes: ^a With approval of County Board of Health ^b Per dwelling unit ^c Includes parking area ^d Lot area per dwelling unit, in sq. ft.													

(Ord. 23, Table B, passed 3-19-1997; Am. Ord. 139, passed 12-20-2005; Am. Ord. 157, passed 5-29-2007; Am. Ord. 139-A, passed 5-28-2013; Am. Ord. 284, passed 3-13-2018; Am. Ord 284-A, passed 12-08-20)