

ARTICLE XIV AREA, SETBACK, AND HEIGHT

Section 14.01. APPLICABILITY. All uses of land or structures shall comply with the area, setback, and height requirements of Section 14.02, for the zoning district in which they are located, unless different requirements are specified as a condition for a use permitted after special approval.

Section 14.02. TABLE OF AREA, SETBACK, AND HEIGHT REQUIREMENTS.

Zoning District	Minimum Lot Area Per Dwelling Unit or Main Building	Minimum Lot Width (in feet) (b)	Minimum Front Yard Setback (in feet) (c)	Minimum Side Yard Setback (in feet) (d)	Minimum Rear Yard Setback (in feet) (d)	Minimum Floor Area Per Dwelling (in sq. ft.) (e)	Maximum Building Height (in feet) (f)
AR	2 acres	(a)	100	20	25	850	35
R-1	30,000 sq. ft.	120	100	20	25	850	35
RM	1 acre (g)	150	100	25	50	750	35
RMH	20 acres	400	100	25	50	850	35
REC	10 acres	300	100	25	50	---	35
C or I	1 acre	150	100	25	50	---	35

- (a) Area in Acres Minimum Width in Feet
 Less than 5 200
 5 to 10 250
 More than 10 300
- (b) Measured at the road right-of-way line.
- (c) Measured from center of road right-of-way.
- (d) In no case shall a building be constructed within one hundred (100) feet of the centerline of any public or private road right-of-way.
- (e) In the case of two-story houses, the main floor area shall contain at least six hundred fifty (650) square feet. The total floor area of tri-level and quad-level houses shall meet the minimum square footage without regard to which level the area is measured on. In no case shall basement areas be counted for purposes of minimum square footage.
- (f) Not applicable to farm structures such as barns, silos, or grain elevators.
- (g) In the RM District, there shall be no more than four dwelling units per acre.

(Ord. No. 103 eff. 02-19-97)