

Chapter 14 District Regulations

Section 14.01A Schedule of Regulations

Unless specified elsewhere in this Ordinance, all uses, structures and buildings on all zoning lots shall conform to the Schedule of Regulations and accompanying footnotes shown on the following pages.

Zoning Districts (a)	Lot Area	Lot Width	Yard Setbacks (in feet)			Building Height	Lot Coverage	Accessory Building Height	Corner Lots
			Front	Side	Rear				
See Chapter 5 for Regulations									
RCG - River and Creek Greenbelt									
A-1 - Rural Preservation	10 acres	530 feet	100	50 (i)	50	35 feet	5 % (k)	35 feet	35 feet
R-3 - Rural Residential (m)	1 acre	150 feet	50	15 (i)	30	35 feet	40 %	28 ft. at peak, 14 ft. at eaves	35 ft. from secondary road
R-2 - Medium Density Residential (c) (m)	1 acre	150 feet	50	10 (i)	15	35 feet	40 %	25 ft. at peak, 14 ft. at eaves	25 ft. from secondary road
R-1a - Lakefront Residential (d)(m)	12,000 square feet	75 feet	40	14% (f) 10' max	30	35 feet	40 %	25 ft. at peak, 14 ft. at eaves	25 ft. from secondary road
R-1b - High Density Residential (b), (d) (m)	12,000 square feet	75 feet	40	14% (f) 10' max	10	35 feet	40 %	25 ft. at peak, 14 ft. at eaves	25 ft. from secondary road
MHP Manufactured Home Park (e)									
See Chapter 11 for specific requirements									
C-1 - Neighborhood Commercial Service (d),(f),(g),(h)	30,000 square feet	100 feet	75	20 (i)	50	35 feet	40 %	28 ft. at peak, 14 ft. at eaves	35 ft. from secondary road
AS - Airport Service (d), (g), (h)	45,000 square feet	150 feet	30	20 (i)	30	(j)	35 %	(l)	

*Footnotes are an integral part of these District Regulations and should be read in conjunction with the above schedule.

Section 14.01, B Schedule of Regulations -

Zoning Districts (a)	Lot Area	Lot Width	Yard Setbacks (in feet)			Building Height	Lot Coverage	Accessory Building Height	Corner Lots
			Front	Side	Rear				
R-3 - Rural Residential			30	5 (i)	5	35 feet	40%	28 ft. at peak, 14 ft. at eaves	25 feet from secondary road
R-2 - Medium Density Residential (c)			30	5 (i)	5	35 feet	40%	25 ft. at peak, 14 ft. at eaves	25 ft. from secondary road
R-1a - Lakefront Residential (d)(m)			40	5 (i)	30	35 feet	40%	25 ft. at peak, 14 ft. at eaves	25 ft. from secondary road
R-1b - High Density Residential (b), (d) (m)			30	5 (i)	5	35 feet	40%	25 ft. at peak, 14 ft. at eaves	25 ft. from secondary road
C-1 Neighborhood Commercial Service			50	5	25	35	40%	28 ft. at peak, 14 ft. floor to top plante	25 ft. from secondary road

*Footnotes are an integral part of these District Regulations and should be read in conjunction with the above schedule.

Section 14.02 Footnotes to District Regulations

- (a) In all districts where residential uses are permitted either by right, or as a special land use, all dwellings shall contain a minimum living area in accordance with the following, unless otherwise specified in this Ordinance:
 - single family 720 square feet, except R-1a which shall have 1,000 square feet and 22' wide
 - multiple family Apart 484 square feet, per unit, for one (1) bedroom dwellings
 - 600 square feet, per unit, for two (2) bedroom dwellings
 - 720 square feet, per unit, for three (3) bedroom dwellings, plus 100 square feet, for each additional bedroom, for dwellings with more than three (3) bedrooms.
 - Condo Development must meet requirements in section 16.07 CC

- (b) In the R-1b District, residential uses may have less than the required living area as required in footnote (a), as outlined below:
 - single family 720 square feet and 22' wide
 - multiple family Apart 484 square feet, per unit, for one (1) bedroom dwellings, and one hundred (100) square feet for each additional bedroom beyond the first one (1).
 - Condo Development must meet requirements in section 16.07 CC

- (c) Lots served by sanitary sewer and approved water may be reduced to a minimum lot area of fifteen thousand (15,000) square feet, and a minimum lot width of eighty-five (85) feet.

- (d) All uses shall be served by approved water and sanitary sewer facilities.

- (e) All uses shall be served by approved water and sanitary sewer facilities, or by an approved community system.

- (f) In no case shall the minimum required setback be less than the height of the building.

- (g) Where a side or rear yard abuts a Residential District, a buffer shall be provided in accordance with Section 3.10.

- (h) The required front yard shall not be used for off-street parking, except for driveways, and shall be landscaped.

- (i) On corner lots, the required setback along the secondary road shall be specified herein.
- (j) The maximum height in the AS District shall be forty-five (45) feet, or in compliance with the Federal Aviation Administration (FAA) requirements, whichever is lower.
- (k) See Section 6.04 for parcels less than ten (10) acres.
- (l) To be determined by the Federal Aviation Administration (FAA)
- (m) On irregular shaped lots, due to lakeside curvature, roadside curves and similar situations, first determine the front and rear setbacks. Then determine the mid-point of the remaining space. The lot width at that point shall be used to determine the side lot setback.