

Chapter 24 - SCHEDULE OF DISTRICT REGULATIONS

DISTRICT	Minimum Lot Size Per Unit (a)		Maximum Lot Coverage (percent)	Minimum Yard Setbacks (b)(o)(v)			Maximum Building Height (p)		
	Area (Square Feet)	Width (Feet)		Front (s) (t)	Side		Rear	Stories	Feet
					Least One	Total			
AG Agriculture	40,000	200	20	40 (l)	20	40	75	2½	35
RR Residential	30,000 (c)	200(c)	20	40 (l)	20	40	50	2½	35
LDR Residential	11,475 (d)	85(n)(d)	30	40 (l)	10	20	40	2½	35
LMR Residential	7,700 (e)	70(n)	30	30 (l)	5	15	30	2½	35
MDR Residential	10,000 (d)(f)	80(n)	30	35 (l)	10	20	35	2½	35
MHR Residential (i)(j)	10,000 (e-g)	80(n)	35	35 (l)	10	20	35	2½	35
HDR Residential (i)(j)	(e-h),(u)	---	40	30 (l)	15	30	30	2½	35
MHP Residential (i)	----	---	35	---	---	---	---	1	20
OS Commercial	11,050	85	---	30 (l)	(m)		75	2	25
NS Commercial	11,050	85	---	30 (l)	(m)		50	2½	35
CS Commercial	11,050	85	---	30 (l)	(m)		40	2½	35
HS Commercial	15,000	100	35	30 (k)	10 (m)	25	40	2½	35
I Industrial	40,000	150	40	45 (r)	20 (m)	40	40	3	45

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

Chapter 24 - SCHEDULE OF REGULATIONS & FOOTNOTES

- (a) Each dwelling structure shall have a minimum floor area per dwelling unit in accord with the following schedule:

Structure		Area Per Unit
(1) Single Family Detached AG, RR, LDR, MDR, MHR, HDR		Each dwelling unit shall have a minimum finished living area of one thousand (1,000) square feet entirely above finished lot grade. Homes with more than one story completely above finished lot grade, including tri-levels shall have a minimum of six hundred and fifty (650) square feet on the main floor, PROVIDED, no less than three hundred and fifty (350) square feet of finished living area shall be provided on each floor above. (revised 9-23-02)
(2) Single Family Detached LMR		Each dwelling unit shall have a minimum finished living area of eight hundred fifty (850) square feet entirely above finished lot grade. Homes with more than one story completely above finished lot grade, including tri-levels shall have a minimum of six hundred and fifty (650) square feet on the main floor PROVIDED no less than two hundred (200) square feet of finished living area shall be provided on each floor above. (revised 9-23-02)
(3) Attached Single Family Including Two Family and Townhouses		Each dwelling unit shall have a minimum finished living area of nine hundred (900) square feet of floor area with a minimum of five hundred (500) square feet on the ground floor for units of more than one (1) story
(4) Multiple Family Dwellings	Efficiency	350 square feet
	1 Bedroom	600 square feet
	2 Bedroom	800 square feet
	3 Bedroom	1,000 square feet; plus an additional eighty (80) square feet for each bedroom in excess of three bedrooms

- (b) Additional front setback requirements for certain streets.
- i. In all districts, required setbacks along any of the following streets shall be measured from a point 50 ft. from the centerline of the street, if the public right-of-way measures 50 ft. or less from such centerline. Streets upon which this requirement applies include the following: (revised 7/25/95) (revised 4-10-2000)

Cottonwood (Port Sheldon to Baldwin)
 Jackson
 Kenowa

Main
Pt. Sheldon (Main to 44th St.)
Rosewood (except for South of Chicago Dr.) (Revised 9-27-2010)
School (*name changed to Cottonwood Dr.*)
8th (Pt. Sheldon to 44th St.)
12th (Pt. Sheldon to Baldwin)
14th (Pt. Sheldon to Van Buren)
22nd (Edson to Jackson)
40th
42nd
VanBuren

- ii. In all districts, required setbacks along any of the following streets shall be measured from a point 60 feet from the centerline of the street, if the public right-of-way measures 60 feet or less from such centerline. Streets upon which this requirement applies include the following: (Revised 3-27-2000) (Revised 4-10-2000)

Baldwin
Balsam Dr. (Revised 6-27-2005)
Bauer
Cottonwood (Baldwin to Fillmore)
Fillmore
Pt. Sheldon (44th St. from Kenowa to 48th Ave.) (revised 6-25-01)
8th (44th St. to Jackson)
18th (Pt. Sheldon to Rosewood)
20th
28th
36th
44th St.

- iii. In all districts, required setbacks along any of the following streets shall be measured from a point 70 feet from the centerline of the street, if the public right-of-way measures 70 feet or less from such centerline. Streets upon which this requirement applies include the following: (revised 2-24-2003)

48th Ave.

- (c) Lots serviced by public sanitary sewer and water may be reduced to fifteen thousand (15,000) square feet with a minimum width of one hundred ten (110) feet. Installation of dry sewer does not fulfill the requirement for public sewer.
- (d) Lots not serviced by public water and sanitary sewer (installation of dry sewer-mains fulfills the requirements of installed sewer) shall have a minimum size of thirteen thousand three hundred (13,300) square feet and a minimum width of ninety five (95) feet.
- (e) All lots shall be serviced by public water and sanitary sewer.
- (f) All two family dwelling structures shall have a minimum lot area of fifteen thousand (15,000) square feet and a minimum lot width of one hundred twenty (120) feet, provided when public water and sanitary sewer are available (installation of dry sewer mains fulfills this obligation on installed sewer) the minimum frontage requirement is reduced to one

- hundred (100) feet and the lot area is reduced to fourteen thousand (14,000) square feet. (deleted from LMR 1-23-06)
- (g) Townhouses shall be located on a minimum site of one (1) acre, and the minimum lot area per unit shall equal seven thousand eight hundred (7,800) square feet for the first unit and two thousand seven hundred (2,700) square feet for each additional unit. Minimum lot width of one hundred fifty (150) feet is required.
 - (h) For multiple family dwelling structures, the first dwelling unit shall have four thousand (4,000) square feet and each additional unit shall be provided with two thousand two hundred fifty (2,250) square feet of lot area.
 - (i) The maximum density per acre permitted in MHR, HDR, and MHP Districts is as follows:
MHR Eight (8) units per acre
HDR Fifteen (15) units per acre
MHP Ten (10) units per acre
 - (j) There shall be a minimum distance of twenty five (25) feet between ends of contiguous buildings.
 - (k) Except for necessary drives and walks the required front yard for a depth of thirty (30) feet shall be landscaped and shall not be used for parking, loading, or accessory structures. (Revised 6-26-06) Required off-street loading areas shall not be provided in the front yard.
 - (l) For all uses in the residential districts, and in the OS, NS and CS commercial districts, except for necessary drives and walks the required front yard setback shall be landscaped and shall not be used for parking (other than for single and two family dwellings), loading, or accessory structures. (revised 7-23-07)
 - (m) Where a side and/or rear yard abuts a Residential District, there shall be a minimum yard of not less than twenty five (25) feet, exclusive of parking and drives. Such yard shall contain a greenbelt which meets the minimum standards of Sec. 3.11. Furthermore, no commercial or industrial building and/or parking lot shall be located closer than fifty (50) feet to any Residential District boundary except when the residential district is HDR, in which case parking needs only be a minimum of 25 feet from the boundary exclusive of parking and drives. (Revised 6-26-06).
 - (n) On corner lots, the minimum lot width along the street on which the lot fronts shall be twenty five (25) feet wider than the minimum width required for the district. The minimum lot depth of corner lots in platted subdivisions shall not be less than the average depth of the abutting interior lot(s). The minimum lot depth of a corner lot abutting an unplatted parcel shall not be less than the minimum required width for such corner lot plus twenty (20) feet.
 - (o) **Projections Into Yards.** Architectural features, as defined, not including vertical projections, may extend or project into a required side yard not more than two (2) inches for each one (1) foot of width of such side yard and may extend or project into a required front yard or rear yard not more than three (3) feet. An open porch, paved patio, deck or terrace may project into a required front or rear yard for a distance not to exceed twelve (12) feet. (revised 1-24-05) In the case of a handicap wheelchair ramp (not to exceed a width of five (5) feet), the Zoning Administrator may waive any setback requirements at his/her discretion, if no other options are available to provide a ramp, provided that the applicant agrees to remove the ramp if it is no longer necessary on the property. A performance letter or performance guarantee may be required. (Revised 6-27-2005)
 - (p) **Permitted Height.** No building shall be erected, converted, enlarged, reconstructed or structurally altered to exceed the height limit hereinafter established for the district in which the building is located, except that the following buildings and structures shall be exempt from height regulations in all districts: penthouses or roof structures for the housing of

elevators, stairways, tanks, and necessary mechanical appurtenances, and fire or parapet walls not exceeding four (4) feet in height, fire towers, gas tanks, grain elevators, silos, barns, stacks, cooling towers, fire or stage towers, monuments, cupolas, domes, spires, skylights, scenery lofts, screens, flagpoles, chimneys, smokestacks, electrical transmission towers, water tanks, or similar structures. Individual, privately owned, non-commercial, television aerials and amateur radio and wireless masts are exempt to a height of one hundred (100) feet. (Revised November 1997)

- (q) Minimum requirements and district regulations for the MHP District are cited in Chapter XXI.
- (r) Except for necessary drives and walks, the front yard, for a depth of thirty (30) feet, shall be landscaped and shall not be used for parking. Loading, storage and accessory structures shall not be permitted in any front yard. Side or rear yards may be used for parking and loading. Outdoor storage may be permitted, if located in the rear yard and screened from adjoining properties and streets by a sight-obscuring fence, wall or landscaping, approved by the Planning Commission.
- (s) Where a front yard of lesser depth than specified in the Schedule of Regulations exists in front of dwellings on more than fifty (50) percent of the lots of record on one side of the street in any one block in a Single Family Residential District, the depth of the required front yard for any building thereafter erected or replaced on any lot in such block need not be greater than the average depth of front yards of such existing buildings. (revised 7/25/95)
- (t) All yards abutting upon a public street right-of-way or private street easement shall be considered as front yards for setback purposes, except as provided in Sec. 3.4(C) for accessory buildings on double frontage lots. (revised November 1995)(revised 10-26-98)
- (u) All single family detached dwellings shall conform to the requirements of the LMR District.
- (v) In instances where the property line is farther from the building foundation than a shoreline, the setback shall be measured from the shoreline.
- (w) Each individual unit of a two or multiple family dwelling unit shall be provided with an attached enclosed garage of a minimum of 200 square feet (GFA) on the main level for any dwelling unit receiving building permit approval for construction after July 2, 2001. This requirement excludes convalescent homes and housing for the elderly, any development receiving site plan approval prior to the effective date of this ordinance, along with any construction for additions or renovation of existing two or multiple family dwelling units whereby the construction costs of such additions or renovations do not exceed fifty (50) percent of the fair market valuation of the individual dwelling unit having renovations or additions. The valuation of the proposed construction and the dwelling unit shall be submitted by the property owner/resident to the Zoning Administrator and is subject to the approval of the Zoning Administrator. (revised 4-23-2001)