

3

Zoning Districts

See Also:

Article 10,
Nonconformities

3.3 Standards

Zoning District	Min. Lot Area	Max. Lot Area	Min. Lot Width	Max. Lot Depth	Max. Lot Coverage (all hard surfaces)	Min Front Yard Setback			Min. Side Yard Setback	Min. Rear Yard Setback	Min. Living Area	Min. Ground Floor Living Area	Max. # Primary Structures Per Lot	Max. Height
						Arterial Street	Collector Street	Local Street						

Agricultural Zoning District

A	2 acres	None	200 ft.	NA	NA	50 ft.	50 ft.	50 ft.	50 ft.	50 ft.	1,000 sq. ft.	NA	NA	50 ft.
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Single-Family Residential Zoning Districts

RR	2 acres (septic) 1 acre (sewer)	None	100 ft.	3.5x lot width	35%	50 ft.	50 ft.	50 ft.	15 ft.	15 ft.	1,600 sq. ft.	60%	1	50 ft.
RSN	per existing preliminary plat	None	per existing plat	NA	50%	per existing plat*	per existing plat*	per existing plat*	5 ft.*	15 ft.*	current min. in plat area	40%	1	48 ft.
RS-1	15,000 sq. ft.	None	100 ft.	NA	50%	50 ft.*	30 ft.*	20 ft.*	15 ft.*	25 ft.*	1,800 sq. ft.	50%	1	48 ft.
RS-2	10,000 sq. ft.	None	75 ft.	NA	60%	50 ft.*	30 ft.*	20 ft.*	10 ft.*	20 ft.*	1,600 sq. ft.	40%	1	48 ft.
RS-3	7,200 sq. ft.	None	50 ft.	NA	70%	50 ft.*	30 ft.*	20 ft.*	8 ft.*	15 ft.*	1,200 sq. ft.	40%	1	48 ft.
RTN	5,000 sq. ft.	None	40 ft.	NA	85%	Block Average (Build-to)	Block Average (Build-to)	Block Average (Build-to)	5 ft.	20 ft.	800 sq. ft.	NA	1	48 ft.
RT-1	9,000 sq. ft.	15,000 sq. ft.	75 ft.	NA	75%	50 ft.*	20 ft. (Build-to)*	20 ft. (Build-to)*	10 ft.*	20 ft.*	1,600 sq. ft.	50%	1	48 ft.
RT-2	7,200 sq. ft.	15,000 sq. ft.	60 ft.	NA	75%	50 ft.*	15 ft. (Build-to)*	15 ft. (Build-to)*	8 ft.*	15 ft.*	1,200 sq. ft.	40	1	48 ft.
RT-3	5,000 sq. ft.	15,000 sq. ft.	50 ft.	NA	75%	50 ft.*	15 ft. (Build-to)*	10 ft. (Build-to)*	6 ft.*	15 ft.*	1,000 sq. ft.	40%	1	48 ft.

Multi-Family Residential Zoning Districts

RM	8,000 sq. ft. min. w/ 2,000 sq. ft./d.u.**	None	50 ft.	NA	65%	50 ft.*	30 ft.*	20 ft.*	8 ft. (duplex)* 50 ft. (other)*	20 ft. (duplex)* 50 ft. (other)*	1,000 sq. ft. (duplex) 450 sq. ft. (other)	NA	NA	48 ft.
RMH	5 acres (park) 4,000 sq. ft. (site)	None	50 ft.	NA	65%	50 ft.*	50 ft.*	50 ft. (public)* 20 ft. (internal)*	50 ft. (lot)* 10 ft. (site)*	50 ft. (lot)* 10 ft. (site)*	720 sq. ft.	100%	NA	35 ft.

Mixed-Use Zoning Districts

MXD	Existing Lots	NA	Existing Lots	NA	100%	0 ft. (Build-to)	0 ft. (Build-to)	0 ft. (Build-to)	0 ft. (Build-to)	0 ft.	450 sq. ft.	NA	1	48 ft.
MXN	5,000 sq. ft.	1 acre	50 ft.	NA	85%	20 ft.	15 ft.	10 ft.	0 ft.	20 ft.	450 sq. ft.	NA	1	35 ft.
MXC	10,000 sq. ft.	10 acres	80 ft.	NA	75%	50 ft.	30 ft.	20 ft.	15 ft.	20 ft.	650 sq. ft.	NA	1	45 ft.
MXR	15,000 sq. ft.	None	100 ft.	NA	75%	50 ft.	30 ft.	20 ft.	15 ft.	20 ft.	650 sq. ft.	NA	1	45 ft.

Institutional Zoning District

IN	20 acres	None	50 ft.	NA	75%	50 ft.	30 ft.	20 ft.	25 ft.	25 ft.	NA	NA	NA	60 ft.
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Industrial Zoning Districts

IBD	22,000 sq. ft.	5 acres	100 ft.	NA	75%	50 ft.	50 ft.	25 ft.	25 ft.	25 ft.	NA	NA	1	50 ft.
IL	1 acre	None	100 ft.	NA	85%	50 ft.	50 ft.	25 ft.	25 ft.	25 ft.	NA	NA	NA	50 ft.
IG	2 acres	None	100 ft.	NA	85%	50 ft.	50 ft.	50 ft.	50 ft.	50 ft.	NA	NA	NA	50 ft.

* no garage vehicle entrance from a street or alley shall have a setback of less than 20 feet (to allow for off-street parking between the sidewalk and garage door)

** no RM lot shall be less than 8,000 square feet (for developments exceeding 4 units, an additional 2,000 square feet of lot area shall be required for each additional unit)

