

ZONING DISTRICT	LOT DIMENSIONS				SETBACKS					LOT COVERAGE AND BUILDING STANDARDS		
	Lot Size (min.)	Lot Area per Dwelling Unit	Lot Width Interior (min.)	Lot Width Corner (min.)	Front Yard	Side Yard (street)	Side Yard (interior)	Rear Yard	Alley rear yard	Lot Coverage (max.)*	Principal Structure Height (max.)	Floor Area Principal
Ag Transitional	Varies		200'	200'	50'	30'	10'	50'	50'	30%	35'	N/A
Accessory Structure					50'**	30'	5'	5'	10'		25'	
R-1 Single Family (Low Density) Residential Dist. (Principal)*	10,000 sf		80'	80'	30'	30'	10'	25'	25'	30%	35'	900 square feet
Accessory Structure					30'**	30'	5'	5'	10'		10' wall, 18' overall	
R-2 Single Family (Medium Density) Residential Dist. (Principal)*	8,000 sf Detached	7,000 sf Attached	70'	70'	25'	25'	5' detached, 0' common lot line attached	20'	20'	30%	35'	900 square feet
Accessory Structure					25'**	25'	5'	5'	10'		10' wall, 18' overall	
R-3 Mixed (Medium Density) Residential Dist.	7,000 sf Detached	6,000 sf Two family & twin homes	50' detached; 70' two family & MF <4 units; 30' town homes		20' house bldg wall; 10' for porches, decks, patios		5' detached, 0' common lot line attached	20'	20'	35%	35'	900 square feet
Per Unit up to four units	3,000 sf							20'	20'		35'	900 square feet
Accessory Structure					20'**	20'	5'	5'	10'		10' wall, 18' overall	
R-4 Multiple Family (High Density) Residential Dist.		Efficiency unit: 2,400 sf/unit; 1 BR 3,000 sf/unit; 2 BR 3,500 sf/unit; 3 BR 4,000 sf/unit; all other uses 30,000 sf***	7 units or less = 150'; 8+ units = 200'	7 units or less = 150'; 8+ units = 200'	35'	35'	10'	35'	35'	50%	45'	N/A
Accessory Structure					35'**	35'	10'	10'	10'		10' wall, 18' overall	
RC-1 Residential/Neighborhood Commercial District	7,000 sf		50'	50'	10'	10'	5'	10'	10'	70%	35'	SF dwellings - 900 square feet
Accessory Structure					10'**	10'	5'	5'	10'		10' wall, 18' overall	
C-2 Highway Commercial Dist.	20,000 sf		200'	200'	25'	25'	5'; 30' adj. to Res. Dist.	20'; 30' adj. to Res. Dist.	20'; 30' adj. to Res. Dist.	80%	35'	
Accessory Structure					25'**	25'	5'	5'	10'		10' wall, 18' overall	
C-3 Downtown Dist.	None		None		None	None	None; 5' adj. to Res. Dist.	None; 10' if adj. to Res. Dist.	None; 10' if adj. to Res. Dist.	None	45'	
Accessory Structure					None**	0'	5'	5'	10'		10' wall, 18' overall	
B-1 Business/Industrial Dist.	30,000 sf		200'		25'	25'	5'; 30' adj. to Res. Dist.	20'; 30' adj. to Res. Dist.	20'; 30' adj. to Res. Dist.	80%	40'	
Accessory Structure					25'**	25'	5'	5'	10'		10' wall, 18' overall	
I-1 Light Industrial Dist.	2 acres		200'		30'	30'	15'	50'; 75' adj. to Res. Dist.	50'; 75' adj. to Res. Dist.	80%	40'	
Accessory Structure					30'**	30'	10'	10'	10'		10' wall, 18' overall	
Parks/Open Space	None		None		None	None	None	None	None	None	None	
Shoreland Overlay	see ordinance Section 1240.01											
PD Planned Unit Development	see ordinance Section 1240.02											

* Maximum impervious surface coverage in shoreland overlay districts is 25% of lot area

** Accessory structures are not allowed in front yards

*** Up to 400sf may be deducted from the total required lot area for every tuck under or underground garage proposed

Additional standards, including but not limited to those related to accessory structures, accessory dwellings, signs, parking, lighting, landscaping, towers, etc may apply