

**Schedule 40-3-12
Area and Bulk Regulations; Parking Requirements**

Zoning District	Maximum Number of Dwelling Units	Minimum Lot Size				Minimum Yard Dimensions			
		Area in Square Feet or Acres	Width at Building Line	Mean Depth Linear Feet	Depth of Front Yard	Depth of Side Yard Abutting Street	Depth of Side Yard Abutting A Lot	Distance to Nearest Principal Building on Adjacent Lot	Depth of Rear Yard
A-1 Agricultural	1 per 5 acres	5 acres	250 ft.	250 ft.	50 ft.	25 ft.	50 ft.	50 ft.	50 ft.
R-1 One-Family Residential	1 per lot	10,000 sq. ft.	80 ft.	100 ft.	20 ft.	20 ft.	15 ft.	10 ft.	25 ft.
R-2 Multiple-Family Residential		7,000 sq. ft. or 3,500 sq. ft. for each residential unit, whichever is greater	60 ft.	100 ft.	20 ft.	20 ft.	5 ft.	10 ft.	25 ft.
B-1 Business	None	8,000 sq. ft.	None	None	None	None	None	None except 10 ft. from a residence	10 ft.
I-1 Industry	None	1 acre	150 ft.	150 ft.	25 ft.	25 ft.	25 ft.	50 ft.	25 ft.

(Ord. No. 04-19-99)

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Zoning District	Maximum Coverage In Percent of Lot	Maximum Height of Principal Building	Maximum Height of Accessory Building	Accessory Buildings - Minimum Distance of					Minimum Off-Street Parking
				Principal Building	Front Lot Line	Side Lot Line Adjacent to Street	Side Lot Line	Rear Lot Line	
A-1 Agricultural	10 percent	35 ft.	35 ft.	20 ft.	50 ft.	50 ft.	25 ft.	50 ft.	2 per unit
R-1 One-Family Residential	30 percent	35 ft.	20 ft.	10 ft.	20 ft.	5 ft.	5 ft.	5 ft.	2 per unit
R-2 Multiple-Family Residential	35 percent	35 ft.	20 ft.	10 ft.	20 ft.	20 ft.	5 ft.	5 ft.	2 per unit
B-1 Business	50 percent	35 ft.	35 ft.	None	5 ft.	5 ft.	3 ft.	5 ft.	See chapter 5 of this Code
I-1 Industry	50 percent	35 ft.	35 ft.	None	50 ft.	50 ft.	25 ft.	25 ft.	1 space per employee per shift

(Ord. No. 04-19-99)

Schedule 40-3-13
Permitted Uses and Accessory Uses, Prohibited Uses and Special Uses

Zoning District	Permitted Uses and Accessory Uses	Prohibited Uses	Special Uses
A-1 Agricultural	Agricultural uses, single-family residences, municipal buildings, churches, schools, cultural uses, parks and recreation, dog pound/kennels	Billboards, landfills, junk yards, airplane landing strips	Commercial, recreation, home occupations
R-1 One-Family Residential	Agricultural uses, single-family residences, modular homes, churches, schools, parks and recreation, golf courses	All uses prohibited in the A-1 district, multi-family residences, mobile homes, kennels as defined by this Code	Mobile home parks, funeral homes, home occupations, libraries, duplexes
R-2 Multi-Family Residential	Multi-family residences, any use permitted in the R-1 district, two-family residences, rooming house/boarding house	All uses prohibited in the R-1 district	All special uses permitted in the R-1 district
R-2A Villas (Uniplex) Residential	Multi-family residences, any use permitted in the R-1 district, two-family residences, rooming house/boarding house, villas	All uses prohibited in the R-1 district	All special uses permitted in the R-1 district (Ord. No. 748; 04-07-14)
B-1 Business	Funeral homes, commercial recreation, hotels, banks, department stores, restaurants, mechanical repair shops, automobile sales, club/lodges – private, transit storage – not enclosed, offices, filling stations, retail sales	All uses prohibited in the A-1 district	
I-1 Industrial	All non-residential uses permitted in the B-1 district, light manufacturing, warehousing, fabrication, lumberyard (not enclosed), wholesale fruit and produce, cold storage plant, telephone exchanges including shops or garages, industrial lab	All uses prohibited in the A-1 district	Residences

(Ord. No. 04-19-99; and Ord. No. 677; 04-06-09)