

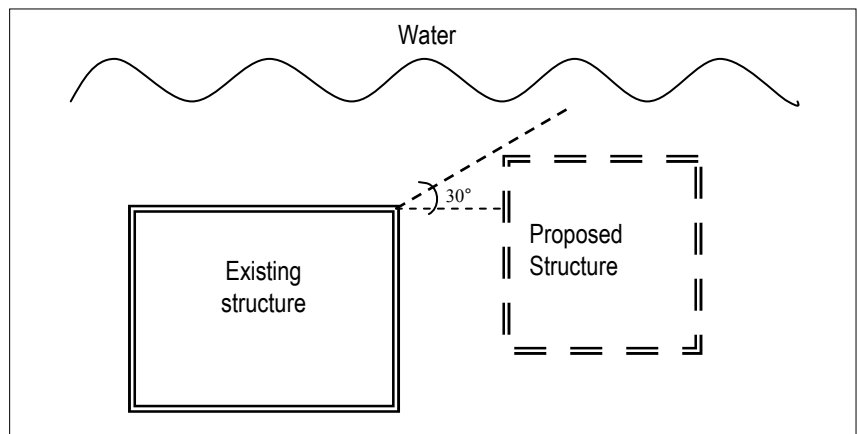
## SECTION 1004. DIMENSIONAL REQUIREMENTS

### 1004.1 MINIMUM LOT SIZE.

- A. Each lot shall contain a minimum of twelve thousand (12,000) square feet. Each lot shall have a minimum width of one hundred (100') feet of frontage on a public or private road.

### 1004.2 MINIMUM YARD REQUIREMENT.

- A. Each front yard shall be a minimum of twenty-five (25') feet from the road right-of-way.
- B. Where the side yard abuts upon the side or rear yard of any R-B district, the side yard shall be a minimum of three (3') feet. Where the side yard abuts upon the side or rear yard of any R-district the minimum side yard setback shall be ten (10') feet from the property line.
- C. Waterfront lots shall be setback a minimum of thirty-five (35') feet from ordinary high water mark.
- D. The building setback on the lakeside of a waterfront property shall be such that from an adjoining property structure, by using a measurement from the front face corners of the existing principal structure (not including decks or porches, covered or uncovered) as a baseline to the proposed structure and/or addition, there shall be no more than a thirty (30°) degree angle. In addition, no trees or shrubs shall be planted within this thirty (30°) degree angle which will block the view from (of) existing neighboring properties.



The purpose being that new residences or additions should not obstruct the view from (of) existing neighboring properties. A special variance shall be required where the existing structure is setback more than fifty (50') feet from the front (waterfront) property line.

- E. In the case of a corner lot, the side yard on the street side shall not be less than twenty-five (25') feet and the remaining side yard shall not be less than six (6') feet from the property line.
- F. The rear yard shall have a minimum setback of ten (10) feet from the property line.
- G. All buildings if unattached, must be a minimum of ten (10') feet apart.

**1004.3 MINIMUM FLOOR AREA PER DWELLING UNIT.**

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

Single Family detached	Each dwelling unit shall have a minimum finished living area of seven hundred twenty (820) square feet of floor area per dwelling unit.										
Attached Single Family Including two family and Townhomes	Each dwelling unit shall have a minimum living area of seven hundred twenty (720) square feet of floor area per dwelling unit.										
Multiple Family Dwellings & Rental Cottages	<table border="0"> <tr> <td>0 bedrooms</td> <td>400 square feet</td> </tr> <tr> <td>1 bedrooms</td> <td>500square feet</td> </tr> <tr> <td>2 bedrooms</td> <td>600 square feet</td> </tr> <tr> <td>3 bedrooms</td> <td>700 square feet</td> </tr> <tr> <td>4 bedrooms or more</td> <td>800 square feet plus 100 square feet for each additional bedroom.</td> </tr> </table>	0 bedrooms	400 square feet	1 bedrooms	500square feet	2 bedrooms	600 square feet	3 bedrooms	700 square feet	4 bedrooms or more	800 square feet plus 100 square feet for each additional bedroom.
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**1004.4 MAXIMUM BUILDING HEIGHT.**

In this District maximum height shall be as listed below:

- A. Single Residential dwelling unit thirty-five (35') feet maximum.

- B. Detached accessory structure twenty-one (21') feet, ten (10') feet wall height.

#### **1004.5 MAXIMUM LOT COVERAGE.**

Thirty-five (35%) percent of the property maybe covered by buildings and structures.

#### **1004.6 ACCESSORY STRUCTURES.**

Accessory structures are permitted in the R-B district, subject to the following and additional structure regulations as contained in Chapter 12:

- A. Where the accessory building is structurally attached to a main building, it shall comply with all regulations applicable to a main or principal building.
- B. Accessory buildings shall not be located in the required front yard. In the case of double frontage lots, accessory buildings shall observe front yard requirements on both street frontages.
- C. An accessory building may be located in a side or rear yard, but it must comply with all building setback standards that are applicable to a principal building in that zoning classification.
- D. The total square footage of all accessory buildings, including attached garages, shall not exceed the ground floor area of the principal building.
- E. The wall height of the structure shall not be more than ten (10') feet in height above the average grade or an overall (ridge) height of twenty-one (21') feet.
- F. No garage, utility or accessory building shall be constructed upon or moved to any parcel until the principal building on, or intended to be placed thereon, is at least two-thirds ( $\frac{2}{3}$ ) completed except that construction of an attached garage may proceed with the construction of the principal building.
- G. No accessory building shall be used in any part for dwelling purposes.