

SECTION 605. DIMENSIONAL REQUIREMENTS

605.1 MINIMUM LOT SIZE.

Each lot shall contain a minimum of one and one-half (1½) acres. Each lot shall have a minimum width of one hundred fifty (150') feet of frontage on a public or private road.

605.2 MINIMUM YARD REQUIREMENT.

- A. Each front yard shall be a minimum of twenty-five (25') feet from the property line.
- B. Each side yard shall be a minimum of ten (10') feet from the property line.
- C. Each lot shall have a minimum rear yard of twenty-five (25') feet from the property line.
- D. In the case of the 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 ten (10') feet from the property line.

605.2 MAXIMUM BUILDING HEIGHT.

~~No residential dwelling shall exceed thirty (30') feet and two (2) stories.~~ No residential dwelling shall exceed thirty-five (35') and two (2) stories. *Amended 8.17.09*

605.3 MAXIMUM LOT COVERAGE.

~~Twenty five (25%) percent of the property may be covered by buildings and structures.~~ Thirty-five (35%) percent of the property may be covered by buildings and structures. *Amended 8.17.09*

605.4 ACCESSORY STRUCTURES.

Accessory structures are permitted in the R-R district, subject to the following regulations.

- ~~A. One (1) garage plus one (1) accessory building shall be permitted on any one parcel.~~
- A. One (1) garage, attached or unattached, plus any number of accessory buildings located in the rear yard is limited by the size of parcel of land as follows:

1 to 3 acres = 2 accessory buildings
3.1 to 6 acres = 3 accessory buildings
6.1 to 10 acres = 4 accessory buildings

The total square footage of all accessory buildings may not exceed square footage requirements as explained in Part D, Section 605.4. *Amended 9.17.12*

- B. When a garage is structurally attached to a main building, it shall be subject to and must conform to all regulations applicable to the main or principal building.
- C. A garage located in the side yard, whether attached or unattached shall not exceed eight hundred sixty-four (864') feet.
- ~~D. An accessory or garage building located in the rear yard shall not exceed one thousand seven hundred twenty eight (1,728) square feet in area.~~
- D. Any accessory building or garage located in the rear yard shall not exceed the following combined square footage requirements per area of land:

1 to 3 acres – 3,000 square feet
3.1 to 6 acres – 4,800 square feet
6.1 to 10 acres – 6,000 square feet

Amended 9.17.12

- E. No garage, accessory building or portion thereof shall be erected or extended into the required front yard setback areas. An attached garage building of fireproof construction may be erected to extend beyond the front line of the house except that such garage shall not encroach upon the minimum front yard setback area as required by this ordinance. No garage or accessory building shall be permitted in the front yard.
- F. No garage, utility or accessory building shall be constructed or moved to any parcel of property until the principal building, or intended to be erected thereon, is at least two-thirds (2/3) completed except that construction of an attached garage may proceed with the construction of the dwelling, unless otherwise provided herein.
- G. Setbacks for Accessory Structures are as follows:
 - 1. For all attached garages, the structure is subject to the same setback regulations as the principal structure.

2. For detached structures, the structure must be located a minimum of ten (10') feet behind the principal structure and conform to all other setback regulations as the principal structure.

H. Height Regulations

~~The wall height of the structure shall not be more than twelve (12') feet in height above the average grade or an overall (ridge) height of twenty-one (21') feet.~~

The wall height of an accessory building shall not be more than sixteen (16') feet in height above the average grade or an overall ridge height of thirty (30') feet. *Amended 9.17.12*

- I. The wall height of any structure in the same footprint or on the same foundation of the principal dwelling, whether above or below the average grade, the bottom story, basement, garage, etc., is limited to ten (10') feet sidewalls. If the story or basement is converted to a garage, the garage floor area cannot be larger than eight hundred sixty-four (864') feet in ground floor area. *Amended 9.17.12*