

SECTION 805. DIMENSIONAL REQUIREMENTS

805.1 MINIMUM LOT SIZE.

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.

805.2 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 six (6') feet, with a total minimum side yard of sixteen (16') feet from the property line.
- C. Each lot shall have a minimum rear yard of ten (10') feet from the property line.
- D. 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.

805.3 MAXIMUM BUILDING HEIGHT.

Maximum building height shall be ~~twenty-seven (28')~~ thirty-five (35') feet or two (2) stories above average adjacent grade. *Amended 8.17.09*

805.4 MAXIMUM LOT COVERAGE.

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

805.5 ACCESSORY STRUCTURES.

Accessory structures are permitted in the R-2 district, subject to the following and additional structure regulations as contained in Chapter 12.

- A. One (1) garage (attached or detached) plus one (1) accessory building shall be permitted on any one parcel.

- B. An accessory or garage building in the rear yard, whether attached or unattached, shall not exceed one thousand two hundred (1,200) square feet in area.
- C. An accessory structure located in a side yard, whether attached or unattached, shall not exceed eight hundred sixty-four (864') feet in ground floor area.
- D. The combined ground floor area of all garages or accessory structures shall not exceed two thousand sixty-four (2,064') feet.
- E. 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.
- F. 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.
- 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 five (5) ~~ten (10')~~ feet from the nearest point of ~~the principal dwelling~~ any adjacent building and conform to all other setback regulations as the principal structure. *Amended 8.06.2015*
- H. Height Regulations
- ~~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.~~
- The wall height of any accessory building shall not be more than ten (10') feet in height above the average grade or an overall ridge height of twenty-one (21') feet. *Amended 9.17.2012*
- I. The wall height of any accessory building attached or unattached in the same footprint or on the same foundation of the principal dwelling whether above or below 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') square feet in ground floor area.