

Table 3-4¹

SITE DEVELOPMENT REQUIREMENTS¹

All principal land uses and principal buildings shall comply with the site development requirements of Table 3-4 unless otherwise specified by this Ordinance. See Footnote (1).

See **Section 3.7(A)** for development requirements for the Manufactured Housing Community District (R-MHC).

See **Section 3.7(B)** for development requirements for the Conservation District (C).

See **Section 12.2 and 12.3** for development standards in association with natural resource areas.

See **Section 20.8** for development standards for accessory buildings and structures

Zoning District	Minimum Lot Area	Minimum Lot Width and Frontage	Maximum Building Height	Maximum Building Coverage (BC) Maximum Lot Coverage (LC)	Minimum Yard Setback		
					Front	Side	Rear
AG Agricultural	1.5 acres	150 ft. ²	35 ft. ³	BC: 25%, but not less than 1,200 sq. ft. LC: 30% ⁸	50 ft. ⁵	25 ft. ⁶ each	25 ft. ⁷
RR Rural Residential	1.5 acres	150 ft. ²	35 ft. ³	BC: 25%, but not less than 1,200 sq. ft. LC: 30% ⁸	25 ft. ⁵	10 ft. ⁶ each	25 ft. ⁷
R-1 Single-Family Residential	12,000 SF	100 ft. ²	35 ft. ³	BC: 35%, but not less than 1,200 sq. ft. LC: 50% ⁸	25 ft. ⁵	6 ft. ⁶ for one yard, and minimum combined 16' total.	35 ft. ⁷
R-2 Single-Family Residential	12,000 SF ⁴ except 24,000 sq. ft. for a two-family dwelling.	100 ft., ² except 150 ft. for a two-family dwelling.	35 ft. ³	BC: 35%, but not less than 1,200 sq. ft. LC: 50% ⁸	25 ft. ⁵	6 ft. ⁶ for one yard, and minimum combined 16' total.	10 ft. ⁷
R-MF Multiple Family	12,000 SF ⁴	100 ft. ²	35 ft. ³	BC: 35% LC: 65%	40 ft. ⁵	15 ft. ⁶ each	25 ft. ⁷
RB Residential Business	12,000 SF ⁴	100 ft. ²	35 ft. ³	BC: 35% LC: 50%	25 ft. ⁵	10 ft. ⁶ each	20 ft. ⁷
B-1 Local Commercial	20,000 SF	100 ft. ²	35 ft. ³	BC: 35% LC: 70%	40 ft. ⁵	25 ft. ⁶ each	25 ft. ⁷
I-1 Light Industrial	1.0 acres	150 ft. ²	35 ft. ³	BC: 50% LC: 70%	40 ft. ⁵	25 ft. ⁶ each	25 ft. ⁷

See following pages for Table 3-4 Footnotes.

Footnotes for Table 3-4 – Site Development Requirements

- 1. Other Standards and Regulations:** All uses shall comply with the site development requirements in Table 3-4, unless specified otherwise by this Ordinance. See also Article 7 - Standards and Regulations for Specific Land Uses, Article 9 - Signs, Article 10 - Off-Street Parking and Loading, Article 11 - Landscaping and Screening, Article 12 - Environmental Protection, Article 13 - Access and Private Roads, Article 20 - Supplemental Provisions (including provisions addressing accessory buildings/structures), and other Articles.
- 2. Lot Depth, Width and Frontage:** All lots shall conform to the following:
 - A. Depth/Width Ratio:** The depth of a lot shall not exceed four (4) times its width. See Article 21 regarding the definition of lot width and lot depth.
 - B. Frontage/Lot Width:** The minimum lot frontage/width dimension shall be as required by Table 3-4, or as required elsewhere by this Ordinance.
 - 1) The minimum lot width required by Table 3-4, or as required elsewhere by this Ordinance, shall be maintained across the entire length/depth of the lot. Reduced frontages and widths may be approved where the front lot line abuts an unusually curvilinear road segment such as a cul-de-sac, where without such reduction, such lots would be unnecessarily excessive in overall width or area or would otherwise result in irregular or impractical configurations. Reduced frontages and widths shall be approved only upon a determination by the approving body that such reductions and resulting lots shall not be substantially contrary to the overall lot configurations and sizes in the immediate area and shall not unreasonably impact traffic safety. No reduction shall result in frontage or width of less than thirty-three (33) feet and the minimum front yard setback line, and rear yard setback line in the case of a waterfront lot, shall be increased to the line at which there is compliance with the normally required frontage/width standard and the minimum lot width standard shall be met at such adjusted setback line.
 - 2) In the case of a lakefront lot and any lot abutting or having frontage on a lake or stream, the minimum lot frontage/width requirement shall apply to both the front and rear lot line.
 - 3) Where property is located on opposite sides of a public road right-of-way and is in common ownership, the property shall not be considered to be one lot but shall be deemed separate lots and any such individual lot on either side of the public road shall meet all applicable requirements specified by this Ordinance for an individual lot including width, frontage and area.
- 3. Building Height**
 - A. Special Provisions for R-1 and R-2 Districts:** The following provisions shall apply to all buildings erected within fifty (50) feet of the M-25 right-of-way.
 - 1) *Measurement of Building Height:* The maximum building height shall be measured as the vertical distance from the lowest finished ground surface elevation along the entire perimeter of the building to the highest point of the roof surface.
 - 2) *Filling:* In no case shall land be filled or otherwise increased in elevation in a manner so as to facilitate a building floor elevation greater than would otherwise be permitted according to this Section. This restriction shall not prohibit the shaping and/or leveling of land after the issuance of a zoning permit and building permit provided such leveling shall not result in an increase in ground elevation greater than one (1) foot.
 - B. Building Height Exceptions:**
 - 1) Agricultural buildings and structures are exempt from the height limitations of Table 3-4 provided the building or structure is setback from all lot lines an additional one (1) foot for each two (2) feet that the building or structure exceeds the height limitation of Table 3-4, provided the exemption shall conform to all rules and regulations of the Federal Communications Commission and Civil Aeronautics Administration and in no case shall such a building or structure exceed seventy-five (75) feet in height.
 - 2) Flag poles not exceeding thirty-five (35) feet in height but in no case shall such pole be more than fifteen (15) feet above the peak of the principal building on the lot.

- 3) The following height exemptions apply except where otherwise regulated by this Ordinance, provided no portion of the building or structure exceeding the District's height limitation may be used for human occupancy, the exemption shall conform to Federal Communications Commission and Civil Aeronautics Administration rules and regulations, and the site plan approving body finds the exemption shall not undermine the character, use and enjoyment of nearby properties:
- a. Those features that are purely ornamental in purpose such as church spires, belfries, cupolas, domes, ornamental towers; parapet walls not part of a residential building or structure and no greater than four (4) feet in height; and similar features, provided such features occupy no more than ten percent (10%) of the structure's gross roof area and provided such features are located a minimum distance from any adjoining lot equal to their height measured from the ground below.
 - b. Those necessary appurtenances to mechanical or structural functions, such as chimneys and smokestacks, water towers, elevator and stairwell structures, ventilators, and transmission structures, but not to exceed one hundred (100) feet in height above the ground surface below and provided such features are located a minimum distance from any adjoining lot equal to their height measured from the ground below.
 - c. Public utility structures.
 - d. Electrical transmission towers, television and radio reception and transmission antennas and towers, cellular communication facilities, and similar facilities, provided communications receiving antenna serving a dwelling on the same lot shall not exceed a height of forty-five (45) feet above the ground surface below.

4. Minimum Lot Area

- A. R-2 and R-B Districts: The minimum lot area for a lot created after the effective date of this Ordinance shall be twenty thousand (20,000) sq. ft. except that in the case of a two-family dwelling in the R-2 District, the minimum lot area shall be thirty thousand (30,000) sq. ft.
- B. R-MF District: The minimum lot area for a lot created after the effective date of this Ordinance shall be twenty thousand (20,000) sq. ft. plus an additional two thousand (2,000) sq. ft. for each additional dwelling unit beyond the first unit.

5. Front Yard Setback Measurements

- A. All Districts: In all Districts, the front yard setback shall be measured from the road right-of-way line.
- B. R-1 and R-2 Districts: The front yard of a lakefront lot is that yard adjacent to the road from which it gains access not otherwise comprising a side yard.
- C. B-1 District: The minimum front yard setback in the B-1 District shall be forty (40) feet except that where there exists two or more principal buildings along the same frontage and within one hundred (100) feet of the lot, the front yard setback for such lot shall be equal to the average setback established by such buildings. The site plan approving body may waive or modify this requirement where it finds that such modification or waiving will result in a more advantageous overall form or pattern of development, as depicted in a site plan, taking into consideration such factors as the encouragement of continuous storefronts, beneficial pedestrian circulation and spaces, pedestrian and vehicular safety, visibility, and orderly development.

6. Side Yard Setbacks

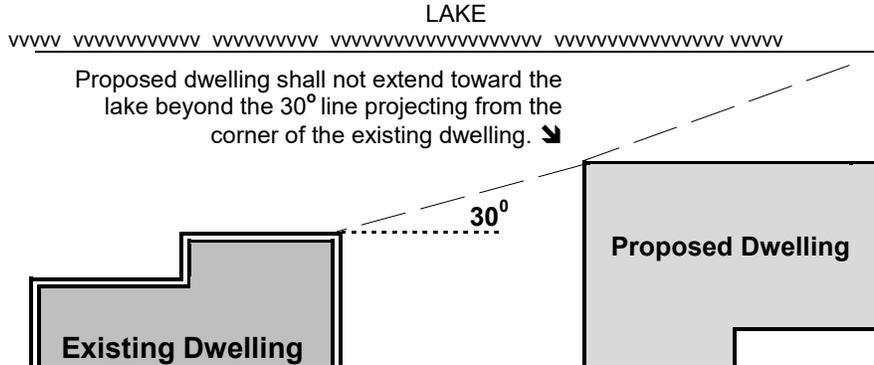
- A. Corner Lot: For a corner lot, the minimum required front yard setback shall apply to both yards abutting a road right-of-way/easement, except that this side yard setback may be reduced the minimum amount necessary to ensure a twenty (20) foot buildable lot width at the required front yard setback. However, in no case shall such setback be less than twenty (20) feet.
- B. Lakefront Lots: In the case of a lakefront lot, the side yard setback from a side lot line along the water shall be measured from the ordinary high water mark as defined herein.

- C. R-1 and R-2 Districts: See Footnote 3(A)(1)(d)(i) regarding additional site yard setback provisions in the R-1 and R-2 Districts, and Section 20.23 regarding side yard wall configurations.
- D. B-1 District: The minimum side yard setback shall be 6' along the segment of the side lot line that abuts another lot in the B-1 District.
- E. I-1 District: The minimum side yard setback shall be 40' along the segment of the side lot line that abuts a Residential District.

7. Rear Yard Setbacks

A. Lakefront Lots:

- 1) *Setback Measurement/Averaging*: In the case of a lakefront lot, the rear yard setback shall be measured from the ordinary high water mark as defined herein. Where there exists one (1) or more principal buildings on lakefront lots located on one (1) or both sides of another lakefront lot subject to a permit application to erect or modify a building or structure, and where such existing buildings are within five hundred (500) feet of such lakefront lot, the required setback for the lot subject to a permit application shall be the average setback of such existing buildings measured from the ordinary high water mark as defined herein, provided that in no case shall the building be located closer than thirty-five (35) feet from the ordinary high water mark. Nothing in this Footnote shall be construed as authorizing a building or structure or any portion thereof to be erected outside of the legally recorded rear lot line for the lot.
- 2) *30° View Setback*: In addition to subsection (1), in no case shall a proposed building, structure, tree or other plant material be located on a lakefront lot so as to extend toward the lake a distance beyond an imaginary line extending at a 30° angle from the corner of the dwelling on an adjacent lot. The “corner of the dwelling” shall be that corner of the building nearest to the shared lot line that is part of a building wall oriented toward the lake. This subsection (2) shall not apply to features no greater than four (4) feet in height from the ground below, and shall not apply where the existing dwelling is set back from the rear lot line more than one hundred (100) feet. See figure below.



- B. Non-Lakefront Lot in R-1 and R-2 Districts: The minimum rear yard setback for a non-lakefront lot created after the effective date of this Ordinance in an R-1 or R-2 District shall be twenty (20) feet. The minimum rear yard setback for a non-lakefront lot created prior to the effective date of this Ordinance in the R-2 District shall be ten (10) feet.
- C. B-1 District: The minimum rear yard setback shall be ten (10) feet along the segment of the rear lot line that abuts another lot in the B-1 District.
- D. I-1 District: The minimum rear yard setback shall be fifty (50) feet along the segment of the rear lot line that abuts a Residential District.

8. Lot Coverage: Calculation of lot coverage shall exclude those portions of driveways serving single-family and two-family dwellings that are no greater than ten (10) feet in width.