

**ARTICLE 13**

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**SITE DEVELOPMENT REGULATIONS**

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## ARTICLE 13 SITE DEVELOPMENT REGULATIONS

| Zoning District                             | Minimum Lot Area  | Minimum Lot Width                 | Maximum Lot Coverage | Minimum Floor Area             | Yard-Req. Setback              | Maximum Height        | Notes   |
|---|---|-----------------------------------|----------------------|--------------------------------|--------------------------------|-----------------------|---|
| [AG] Agricultural                           | 2.5 acres   | 330'                              |                      | 960 sq. ft.                    | F=50'<br>S=7'/20'<br>R=10'/50' | 35'                   |   |
| [R-1] Low Density Single Family Residential | <i>1 acre</i>   | <i>150'</i>                       |                      | 750 sq. ft./<br>960 sq. ft.-2F | F=30'<br>S=7'/20'<br>R=10'/50' | 35'                   |   |
| [R-2] Medium Density Residential            | (1) <i>21,780</i> sq. ft.<br>(2) <i>14,500</i> sq. ft.            | (1) <i>100'</i><br>(2) <i>90'</i> |                      | 750 sq. ft.                    | F=30'<br>S=7'/20'<br>R=10'/50' | 2 ½ stories<br>or 35' | (1) No public sewer system<br>(2) Public sewer system |
| [R-3] High Density Residential              | <i>10,800</i> sq. ft.-sf<br>15,000 sq. ft.-2f<br><i>1 acre-mf</i> | <i>80'</i><br>100'<br><i>200'</i> |                      | 750 sq. ft.                    | F=30'<br>S=7'/20'<br>R=10'/50' | 2 ½ stories<br>or 35' | <i>Public sewer required</i>                          |
| [RMH] Mobile Home Park                      | 10 acre -- min. parcel size                                       |                                   |                      |                                |                                |                       |   |
| [C] General Commercial                      | 15,000 sq. ft.  | 100'                              |                      | _____                          | F=50'<br>S=25'*<br>R=25'*      | 35'                   | * Adjoining "AG" or "R" Districts                     |
| [I] Industrial                              |   |                                   |                      | _____                          | F=50'<br>S=50'*<br>R=50'       | <b>40'</b>            | * 10' Adjoining "I" District                          |