

**Figure 385.5.07(1): Open Space and Residential District Lot Dimension and Intensity Standards**

Zoning District	Minimum Lot Area (MLA)	Minimum Lot Width (ft)	Maximum Accessory Structure Floor Area (sf)	Minimum Landscape Surface Ratio (LSR)
<b>AT Agricultural Transition</b>	5 acres	150	N/A	N/A
<b>P Parks and Public Lands</b>	N/A	N/A	N/A	75%
<b>R-1 Single-Family Residential</b>	12,000 sf	90	1,500	50%
<b>R-1-S Single-Family Residential-Small Lot</b>	8,000 sf	66	1,500	40%
<b>R-3 Multi-Family Residential</b>	4,000 sf/dwelling unit	90	10% of Lot Area	30%
<b>R-MH Mobile Home Residential*</b>	5,000 sf/home (e)	50	350	30%

\* The minimum lot size for establishment of a Mobile Home Park is eight acres.

**Figure 385.5.07(2): Open Space and Residential District Setback and Height Standards**

Zoning District	Minimum Setbacks (ft) (b)						Minimum Principal Structure Separation (ft)	Maximum Building Height			
	Principal Residential Structure including Attached Garage				Detached Accessory Structure (a)			Principal Structure		Accessory Building	
	Front (a)	Street Side (a)	Interior Side	Rear	Interior Side (c)	Rear		Feet	Floors	Feet	Floors
<b>AT</b>	60	60	10	30	10	10	30	35	2.5	35	2.5
<b>P</b>	60	60	10	30	10	10	30	35	2.5	25	2
<b>R-1</b>	60	60	10	25	3	3	20	35	2.5	25	2
<b>R-1-S</b>	60	60	6	20	3	3	10	35	2.5	25	2
<b>R-3 (e)</b>	60	50	10	40	3	3	20	40	3	15	1
<b>R-MH(f)</b>	60(g)	60(g)	6	10	3	3	10	20	1	15	1

(a) All setbacks from right of ways are measured from the centerline of paved or gravel roadway surface. In no case shall a building be set back less than 25 feet from the nearest State Trunk or U.S. Highway right of way line.

(b) Additional setbacks may be required along zoning district boundaries for bufferyards, if required for the particular land use under Article 4 or Section 385.8.02(3)(d).

(c) Minimum street side yard setbacks are equal to the minimum street side setback for the principal structure.

(d) Single-Family Detached Residences shall comply with the requirements for the R-1 district.

(e) Single-Family Detached Residences shall comply with requirements of the R-1-S District. Two-Family Residences shall comply with the requirements for the R-3 district.

(f) A minimum 100-foot wide buffer must be provided around the perimeter of each "Mobile Home Community."

Figure 385.5.07(3): Non-residential District Density and Intensity Standards

Zoning District	Minimum Lot Area (sf)	Minimum Lot Width (ft)	Minimum Landscape Surface Ratio (LSR)	Max Floor Area Ratio (FAR)
<b>INT Institutional (a)</b>	10,000	80	20%	0.5
<b>B-1 Downtown Commercial</b>	3,500	33	0%	3.0
<b>B-2 Neighborhood Commercial</b>	6,000	50	20%	0.5
<b>B-3 General Commercial</b>	20,000	66	20%	1.0
<b>I Industrial</b>	20,000	150	10%	1.0
(a) Institutional districts adjacent to the B-1 district shall instead follow the standards of the B-1 Downtown Commercial district.				

**Figure 385.5.07(4): Non-residential District Setback and Height Standards**

Zoning District	Minimum Setbacks (ft)				Minimum Principal Building Separation (ft)	Maximum Building Height (stories/ft, whichever is greater)	
	Principal Building to Front and Street Side Lot Lines	Principal Building to Interior Side Lot Line	Principal Building to Rear Lot Line	Accessory Building to Interior Side/Rear Lot Line		Principal Buildings	Accessory Buildings
<b>INT Institutional (a)</b>	20	10	20	3	10	4/60	1/20
<b>B-1 Downtown Commercial</b>	0 minimum 5 maximum	0	0	0	0	3/45	1/20
<b>B-2 Neighborhood Commercial</b>	50	10(b)	15(b)	10	10	2/30	1/15
<b>B-3 General Commercial</b>	50	10(b)	15(b)	10	10	3/45	1/20
<b>I Industrial</b>	50	15	30	10	10	3/45	2/35

(a) Institutional districts adjacent to the B-1 district shall instead follow the same standards as the B-1 district.

(b) Where the rear or side yard abuts lands zoned or used for residential purposes, the minimum rear setback is increased to 25 feet.