

§ 154.059 HEIGHT LIMITATIONS, AREA, FRONTAGE, AND YARD REQUIREMENTS.

“A” AGRICULTURAL DISTRICT					
Structure Height Maximum (feet)	Lot Area Minimum (acre)	Lot Width Minimum (feet)	Lot Depth Minimum Front Yard (feet)	Lot Depth Minimum Side Yard (feet)	Lot Depth Minimum Rear Yard (feet)
50	5 acres	N/A	N/A	N/A	N/A

“R-1” ONE- AND TWO-FAMILY RESIDENTIAL DISTRICT						
Structure Height Maximum (feet)	Lot Area Minimum (sq. feet)	Lot Width Minimum (feet)	Lot Depth Minimum Front Yard (feet)	Lot Depth Minimum Side Yard (feet)	Lot Depth Minimum Rear Yard (feet)	
Principal Structure	42	10,800	80	40	10	30
Accessory Building	80% of Principal Structure					

“R-2” MEDIUM DENSITY RESIDENTIAL DISTRICT						
Structure Height Maximum (feet)	# of Units	Lot Area Minimum (sq. feet)	Lot Width Minimum (feet)	Lot Depth Minimum Front Yard (feet)	Lot Depth Minimum Side Yard (feet)	Lot Depth Minimum Rear Yard (feet)
Principal Structure	42	9,000	75	30	10	20
Accessory Structure	80% of principal structure					
Principal Structure	42	8,000 plus 1,000 per unit	100	30	10	20
Accessory Structure	80% of principal structure					

*Structures four or more stories in height shall require 1,000 additional square feet of lot area per unit.

“R-3” HIGH DENSITY RESIDENTIAL DISTRICT						
Structure Height Maximum (feet)	# of Units	Lot Area Minimum (sq. feet)	Lot Width Minimum (feet)	Lot Depth Minimum Front Yard (feet)	Lot Depth Minimum Side Yard (feet)	Lot Depth Minimum Rear Yard (feet)
Principal Structure	85	6,000 plus 1,000 per unit	100	30	10	20
Accessory Structure	35**					
Principal Structure	85	2,000 plus 1,000 per unit	100	30	10	20
Accessory Structure	35**					

*Structures four or more stories in height shall require 1,000 additional square feet of lot area per unit.
 **No higher than principal structure

“B-1” CENTRAL BUSINESS DISTRICT

Structure Height Maximum (feet)		Lot Area Minimum (sq. feet)	Lot Width Minimum (feet)	Lot Depth Minimum Front Yard (feet)	Lot Depth Minimum Side Yard (feet)	Lot Depth Minimum Rear Yard (feet)
Principal Structure	40	3,000	40	N/A	Same as “R” District when abutting an “R” District	30 feet when abutting an “R” District
Accessory Building	40 and no higher than principal structure					

“B-2” GENERAL BUSINESS DISTRICT

Structure Height Maximum (feet)		Lot Area Minimum (sq. feet)	Lot Width Minimum (feet)	Lot Depth Minimum Front Yard (feet)	Lot Depth Minimum Side Yard (feet)	Lot Depth Minimum Rear Yard (feet)
Principal Structure	40	4,000	40	N/A	Same as “R” District when abutting an “R” District	30 feet when abutting an “R” District
Accessory Building	40 and no higher than principal structure					

“B-3” HIGHWAY BUSINESS DISTRICT

Structure Height Maximum (feet)		Lot Area Minimum (sq. feet)	Lot Width Minimum (feet)	Lot Depth Minimum Front Yard (feet)	Lot Depth Minimum Side Yard (feet)	Lot Depth Minimum Rear Yard (feet)
Principal Structure	40	4,000	80	15	10	30 feet when abutting an “R” District
Accessory Building	No higher than principal structure					

“I-1” LIMITED INDUSTRIAL DISTRICT

Structure Height Maximum (feet)		Lot Area Minimum (acre)	Lot Width Minimum (feet)	Lot Depth Minimum (feet)	Maximum Structural Coverage
Principal Structure	45	1 acre	100	100	35 %
Accessory Building	No higher than principal structure				
Minimum Setbacks (feet) when Abutting Residential District					
Front Yard	75	Side Yard	75	Rear Yard	75
Minimum Setbacks (feet) when Abutting Non-Residential District					
Front Yard	20	Side Yard	15	Rear Yard	15

“I-2” GENERAL INDUSTRIAL DISTRICT

Structure Height Maximum (feet)		Lot Area Minimum (acre)	Lot Width Minimum (feet)	Lot Depth Minimum (feet)	Maximum Structural Coverage
Principal Structure	85	1 acre	100	100	35 %
Accessory Building	80% of principal structure				
Minimum Setbacks (feet) when Abutting Residential District					
Front Yard	100	Side Yard	100	Rear Yard	100
Minimum Setbacks (feet) when Abutting Non-Residential District					
Front Yard	50	Side Yard	50	Rear Yard	50

“I-3” SPECIAL INDUSTRIAL DISTRICT

Structure Height Maximum (feet)		Lot Area Minimum (acre)	Lot Width Minimum (feet)	Lot Depth Minimum (feet)	Maximum Structural Coverage
Principal Structure	85	1 acre	100	100	50%
Accessory Building	80% of principal structure				
Minimum Setbacks (feet) when Abutting Residential District					
Front Yard	100	Side Yard	100	Rear Yard	100
Minimum Setbacks (feet) when Abutting Non-Residential District					
Front Yard	50	Side Yard	50	Rear Yard	50