

Section 4.7 Area, Yard, Height and Bulk Restrictions

Zoning District	Minimum Lot size		Maximum Height of Structure (Feet)	Maximum Height of all Accessory Structures (Feet)	Minimum yard setback (Per lot in feet)				Maximum % of Lot Coverage (All bldgs combined)	Minimum Floor Area in Square Feet
	Area (Sq ft)	Width (Feet)			Front	Sides		Rear		
						At Least One	Total of Two			
(R-1) Residential	7500	50	30	15	25	3	15	5	35%	600
(RR-1) Rural Residential	1 Acre (A)	150	30	30	25	10	20	35	35%	600
(TD) Town Development	7500	50	30	15	25	5	10	5	75%	600
(I) Industrial	1 Acre	150	(B)	(B)	30	10	20	20	50%	None
(FR-1) Forest Recreational	10 Acres	330	30	30	25	20	40	35	25%	None
(MR-1) Mineral Resource	5 Acres	200	(B)	(B)	30 (C)	10 (C)	20 (C)	20 (C)	50%	None

- A. Two acre minimum lot size for two-family dwelling unit.
- B. Height at any point on a structure shall not exceed the horizontal distance to any lot line.
- C. Buffers according to Section 4.13(3) may also be required.

Section 4.8 ONE PRINCIPAL STRUCTURE PER LOT

No more than one principal structure or use may be permitted on a lot, unless specifically provided for elsewhere in this Ordinance. In the Town Development District there can be both a residential dwelling and a separate building used for commercial purposes on the same lot.

Section 4.9 HEIGHT REQUIREMENT EXCEPTIONS

The following are exempted from height limit requirements, provided that no portion of the excepted structure may be used for human occupancy.

- A. Those purely ornamental in purpose such as church spires, belfries, domes, ornamental towers, flagpoles, and monuments.
- B. Those necessary appurtenances to mechanical or structural functions, such as chimneys and smokestacks, water tanks, radio towers, television antennas, and satellite dishes, wire transmission structures, and cooling towers. Any commercial communication tower shall be constructed such that the distance from the base of the tower to the nearest property line shall be either equal to the height of the structure plus the setback in that district or the radius of the collapse/failure zone as certified by a structural engineer plus the setback in that district.
- C. Public utility structures.
- D. Agriculture related structures such as barns, silos, elevators, and the like.

Area&YardRequirements.wpd