

## ZONING REQUIREMENTS

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Zoning Requirements									
Zones	Minimum Setbacks			Minimum Lot Requirements		Maximum Bldg Requirements			
	Zone	Front (ft)	Side (ft)	Rear (ft)	Width (ft)	Area	Height (ft)	Stories	
	A-O	50	20	30	150	5 acres	30	3	
	R-1	25	8*	30	75	10,000 sq ft	30	2-1/2	
	R-2	25	8	30	75	10,000 sq ft	30	3	
	R-3	25	15*	30	120	14,400 sq ft	30	3	
	R-4	25	15*	30	100	15,000 sq ft	30	3	
	R-B	25	15*	30	75	10,000 sq ft	45	3	
	R-R	50	30*	30	150	2.5 acres	30	3	
	B-1	25	20*	30	75	10,000 sq ft	30	2	
	B-2	25	20*	30	100	no minimum	45	3	
	B-3	25	10*	30	100	no minimum	45	3	
	B-4	no minimum*	no minimum*	no minimum*	no minimum	no minimum	45	3	
I-1	25	20*	20*	100	20,000 sq ft	45	3		
I-2*	50	20*	50*	100	1 acre	60	n/a		
<b>*Exceptions Apply</b>									

### \*Exceptions

**R-1, R-3, R-4, R-R**– For community centers, churches or schools the side yard setbacks shall be double required for the district, but not greater than 30 feet.

**R-3**– Side yard setbacks shall not be less than 30 feet when abutting an R-1 district.

**R-R** –If abutting a public right of way, side yard setbacks shall not be less than 30 feet.

**R-B**– For nursing homes or similar group homes, side yard setbacks shall be double required for the district, but not greater than 30 feet.

**B-1, B-2, B-3, B-4**– If abutting a R-1,R-2, or R-3 district, side yard setbacks shall not be less than 25 feet.

**I-1**– Side and rear yard setbacks shall not be less than 50 feet when abutting an “R” district.

**I-2**– Side and rear yard setbacks shall not be less than 100 feet when abutting an “R” district.

**I-2** – Different provisions apply if zoned prior to 9-21-1972.