

**Sec. 38-136. Schedule of area, height, and setback regulations.**

The following regulations regarding lot sizes, yards, setbacks, lot coverage, building size, and densities apply within the zoning districts as indicated. No building shall be erected, nor shall an existing building be altered, enlarged, or rebuilt, nor shall any open space surrounding any building be encroached upon or reduced in any manner, except in conformity with the regulations established in this section for the district in which such building is located. No portion of a lot used in complying with the provisions of this section for yards, courts, or lot area occupancy in connection with an existing or projected building or structure shall again be used to qualify or justify any other building or structure existing or intended to exist at the same time.

Zoning District	Minimum Lot Size per Unit		Maximum Building Height		Minimum Yard Setback Required				Maximum % Lot Area Covered by All Buildings - Lot Coverage	Maximum % of Impervious Surface	Additional Regulations
	Area	Width at Building Site	Stories	Feet	Front Yard	Side Yard	Rear Yard	Waterfront Yard**			
Public Lands, PL	5 acres	300 feet	2½	32	60 feet	20 feet	50 feet	60 feet	20%	--	(see Section 38-137(a)-(c))
Residential Farming, RF	2 acres	150 feet	2½	32	50 feet	20 feet	50 feet	50 feet	25%	--	"
Residential Rural Estate, RE	7,200 sq ft	60 feet	2½	32	30 feet	7 feet	30 feet	30 feet	30%	--	"
Lake Area Residential, LA	12,000 sq ft	90 feet	2½	32	30 feet	10 feet	40 feet	30 feet	30%	--	"
Residential Single-Family, R-1	21,750 sq ft	125 feet	2½	32	40 feet	15 feet	45 feet	40 feet	30%	--	"
Residential Single-Family, R-2	32,670 sq ft	135 feet	2½	32	45 feet	20 feet	50 feet	45 feet	30%	--	"
Residential Single-Family, R-2A	1 acre	150 feet	2½	32	45 feet	20 feet	50 feet	45 feet	30%	--	"
Residential Single-Family, R-3	3 acres	200 feet	2½	32	35 feet	20 feet	50 feet	35 feet	30%	--	(see Section 38-137(d)-(g))
Residential Multiple Family, RM	--	--	--	--	--	--	--	--	--	--	(see Section 38-137(h))
Residential Mobile Home Park, RMH	--	--	--	--	--	--	--	--	--	--	--
Local Business, LB	20,000 sq ft	100 feet	2½	32	25 feet	20 feet	25 feet	25 feet	35%	90%	--
General Business, GB	20,000 sq ft	100 feet	2½	32	40 feet	25 feet	30 feet	40 feet	35%	90%	--
Highway Commercial, HC	20,000 sq ft	100 feet	2½	35	50 feet	15 feet	40 feet	50 feet	35%	90%	--
Limited Industrial, LI	1 acre	150 feet	3	50	50 feet	20 feet	40 feet	50 feet	35%	90%	--
General Industrial, GI	2 acres	200 feet	3	50	75 feet	35 feet	75 feet	75 feet	35%	90%	--
Research Office, RO	1 acre	150 feet	3	50	50 feet	15 feet	40 feet	50 feet	35%	90%	--
Village Mixed Use 1, VMU-1	--	--	--	--	--	--	--	--	--	--	(see Table 138-1)
Village Mixed Use 2, VMU-2	--	--	--	--	--	--	--	--	--	--	(see Table 138-2)

\* If fronting on a natural river, these setbacks will not apply.

\*\* Refer to Section 38-137(f) for additional standards.