

**ARTICLE 20 SCHEDULE OF REGULATIONS  
WITH CENTRAL/PUBLIC SEWAGE SYSTEM**

<u>Zoning District</u>	Minimum Zoning Lot Size Per Unit		Maximum Height of Structure in Feet	Front Set-backs	Minimum Yard Set Back (Per Lot in Feet)		Minimum Ground Floor Area Per Unit (Sq. Feet)	Lot Area Per Parcel
	Area in Sq. Ft.	Width in Feet			Sides	Rear		
Rural District	43,560	150	35	40a 50b	7 ½	35	1,000	1 AC
R-1 Residential District								
1 Story	10,500	80	35	40a	7 ½	35	1,000	
2 Story				50b			750	
R-2 General Residential District								
Single Family								
1-1 ½ Stories	7,500	60	35	40a 50b	10	35	750	
2-2 ½ Stories	7,500	60	35	40a 50b	10	35	750	
Two Family								
1-1 ½ Stories	8,000	70	35	40a 50b	10	35	750	
2-2 ½ Stories	8,000	70	35	40a 50b	12	35	750	
Three Family								
1-1 ½ Stories	10,000	80	35	40a 50b	10	35	750	
2-2 ½ Stories	10,000	80	35	40a 50b	12	35	750	
Four Family								
1-1 ½ Stories	12,000	100	35	40a 50b	12	35	750	
2-2 ½ Stories	12,000	100	35	40a 50b	14	35	750	

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	Area in Sq. Ft.	Width in Feet			Sides	Rear			
R-3 Multi-Family Residential District									
Single Family									
1-1 ½ Stories	7,500	60	35	40a 50b	10		35	650	7,500
2-2 ½ Stories	7,500	60	35	40a 50b	10		35	650	7,500
Two Family									
1-1 ½ Stories	7,500	70	35	40a 50b	10		35	650	3,750
2-2 ½ Stories	7,500	70	35	40a 50b	10		35	650	3,750
Multi-Family									
1-1 ½ Stories	10,000	75	35	40a 50b	10		35	650	2,600
2-2 ½ Stories	10,000	75	35	40a 50b	14		35	650	2,500
3-3 ½ Stories	10,000	75	40	40a 50b	14		35	650	2,500
B-1 Business District									
Commercial	7,500	50	40	25	c		35		
B-2 General Business District									
Commercial	7,500	50	50	25	c		35		
PBO - Professional Business & Office District	7,500	50	30	25	c		35		
M-1 Manufacturing District	20,000	100	50	40e	15f		35		

a - 40 feet from the nearest street or road

b - 50 feet from the nearest right-of-way line of a state or county road

c - No minimum side yard required, except lots adjoining a residential district provide a side yard on that adjoining side equal to that required in the adjoining residential district.

d - Where a lot line abuts an alley, one-half of the width of such alley may be considered in meeting the rear yard requirements

e - Or 70 feet from the center of the road if no right-of-way established

f - 25 where abutting a residential district

g - Except 50 feet where abutting a residential district

h - Except 40 feet where abutting a residential district

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	Area in Sq. Ft.	Width in Feet			Sides	Rear		
Rural District								
1 Story	108,900	200	35	40a	7 ½	35	1,000	2 1/2 AC
1 ½ - 2 ½ Stories	108,900	200	35	50b	7 ½	35	750	2 1/2 AC
R-1 Residential District								
1 Story	20,000	100	35	40a	7 ½	35	1,000	
1 ½ - 2 ½ Stories			35	50b			650	
R-2 General Residential District	20,000	70	35	40a 50b	7 ½	35	750	
R-3 Multi-Family Residential District	20,000	70	40	40a 50b	7 ½	35	650	
B-1 Local Business District								
Commercial	20,000	100	40	25	c	35		
B-2 General Business District								
Commercial	20,000	100	50	25	c	35		
PBO Professional Business and Office District	20,000	100	30	25	c	35		
M-1 Manufacturing Districts	40,000	200	50	40	25 i	35		

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c - No minimum side yard required, except lots adjoining a residential district provide a side yard on that adjoining side equal to that required in the adjoining residential district.

d - Where a lot line abuts an alley, one-half of the width of such alley may be considered in meeting the rear yard requirements

e - Or 70 feet from the center of the road if no right-of-way established

i - 25 feet except where a side yard abuts a residential district in which case a side yard of 50 feet shall be provided