

## RESIDENTIAL DISTRICT

### Principal Permitted Uses. (Article VII, Section 702, Page 35).

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| 1.) Single-family dwellings                  | 2.) Two-family & multiple-family dwellings    |
| 3.) Modular homes                            | 4.) Manufactured & mobile homes, not in parks |
| 5.) Churches and other places of worship     | 6.) Public & private schools                  |
| 7.) Public parks, playgrounds & playfields   | 8.) Public buildings                          |
| 9.) Nursing, convalescent & retirement homes | 10.) Clinics & hospitals                      |

### Permitted Accessory Uses and Structures. (Article VII, Section 703, Page 36).

- 1.) Customary home occupations (see section 703, page 36).
- 2.) Garages with one vehicle space, not to exceed 350 ft. in area or 16 ft. in height, for each living unit/apartment within a multiple-family dwelling.
- 3.) Temporary structures, including buildings for uses incidental to construction work, provided such structures are removed promptly after they are no longer needed. All such structures must meet setback requirements for accessory buildings.
- 4.) Small accessory buildings (less than 100 sq. ft. in area).
- 5.) Large accessory buildings, whether or not physically attached to the main structure, on lots of 14,200 sq. ft. or less, the maximum dimensions of such buildings shall be 1,200 sq. ft. in area and seventeen (17) feet six (6) inches in height. On lots greater than 14,200 sq. ft. in area, the maximum size of such buildings is ten (10) percents of the lot size in area and seventeen (17) feet six (6) inches in height.
- 6.) Signs (see article V, Section 518, page 30), for the type of signs allowed.

### Minimum Lot Requirements. (Article VII, Section 705, Page 38).

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|-----------------------------|---------------------------------------|
| • Single-family residences: | Area- 7,500 sq. ft. Width- 50 feet.   |
| • Two-family residences:    | Area- 7,500 sq. ft. Width- 100 feet.  |
| • Multi-family residences:  | Area- 12,000 sq. ft. Width- 100 feet. |

### Maximum Yard Requirements. (Article VII, Section 706, Page 38).

All yards shall meet the following setback requirements as measured from the lot lines to the outermost point of the nearest structure, including overhangs, cantilevers, and front entrance steps. **This section shall apply to all buildings and structures, including decks, patios, and carports, except as shown concerning rear lots.**

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|------------------------------------|---|
| • Front:                           | Twenty five (25) feet.  |
| • Side (Interior Lots):            | Five (5) feet.  |
| • Side (Corner Lots*):             | Twenty five (25) feet.  |
| • Rear (Dwelling):                 | Twenty (20) feet.   |
| • Rear (Small accessory building): | Three (3) feet; five (5) feet if door opens toward an alley.                            |
| • Rear (Large accessory building): | Five (5) feet; twenty (20) feet on garages having vehicle access to an alley or street. |

\*A corner lot is considered to have two interior side yards and no rear yard.

### Maximum Height. (Article VII, Section 707, Page 39).

No structure may exceed 35 feet in height. This does not apply to antennas, etc. (see section 708 for more exceptions).

### Fences, Walls, and Hedges. (Article V, Section 513, Page 28).

See aforementioned article, section and page.

### Minimum Footing and Foundation Requirements. (Article VII, Section 709, Page 39).

- Dwellings, attached garages, all other attached additions except patios/decks, and large accessory buildings that are 144 sq. ft. in area or greater shall be 42 inches below grade line, or in accordance with FmHA guidelines.
- Unattached large accessory buildings that are greater than 144 sq. ft. in area, and garages, except patios/decks, shall have floating type foundations with foots at least twelve (12) inches below grade line.
- Patios/decks attached with nails, screws, bolts, or the like, shall be placed on concrete piers or treated wooden pilings, forty-two (42) inches below grade line, placed on tamped coarse gravel or concrete.

<b>Warning! Additional regulations, not listed on this form may apply. If you have questions or are in doubt about regulations pertaining to your construction, you should contact the Zoning Administrator or Planning &amp; Zoning Commission before proceeding with construction.</b>
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