

**Schedule of Regulations for “Uses Permitted by Right”**

| Zoning District                            | Minimum Lot Area | Minimum Lot Width & Frontage (in feet) | Maximum Building Height (in feet) | Minimum Yard Setback (in feet) |                                  |           | Maximum Lot Coverage (%) |
|--|------------------|--|-----------------------------------|--------------------------------|----------------------------------|-----------|--------------------------|
|  |                  |  |                                   | Front Yard                     | Side Yard                        | Rear Yard |                          |
| AC: Agricultural Conservation              | 1 acre b         | 150 to 330 c                           | 35 d                              | 30                             | 10                               | 30        | 20                       |
| AR: Low Density Agricultural Residential   | 2 to 3 acres e   | 150 to 250 f                           | 35 d                              | 25                             | 10                               | 25        | 20                       |
| R-1A: Medium Density Lakeshore Residential | 15,000 sq. ft.   | 100                                    | 35                                | 40                             | 10                               | 25        | 30                       |
| R-1B: Medium Density Inland Residential    | 30,000 sq. ft. g | 100                                    | 35                                | 40                             | 15                               | 40        | 30                       |
| R-2: Medium Density Village Residential    | 15,000 sq. ft. h | 80 i                                   | 35                                | 25                             | 5 min. one side/15 combined (s)* | 10*       | 40                       |
| R-3: High Density Residential              | 20,000 sq. ft.   | 100                                    | 35                                | 25                             | 10                               | 25        | 35                       |
| C-1: Village Commercial                    | 6,000 sq. ft.    | 50                                     | 35                                | 5                              | 5 j                              | 5 k       | 80                       |
| C-2: General Commercial                    | 8,000 sq. ft. l  | 50 m                                   | 40                                | 10                             | 15 n                             | 20 o      | 80                       |
| C-3: Waterfront Commercial                 | 10,000 sq. ft.   | 100                                    | 35                                | 5 r                            | 5 r                              | 5 r       | 20                       |
| M-1: Light Industrial                      | 1 acre           | 200                                    | 40                                | 35                             | 15 p                             | 25 q      | 50                       |

\*Amendment 2013-03

*See below for explanation of footnotes*

**FOOTNOTES**

***For Schedule of Regulations***

- a. This schedule summarizes basic site development standards. The specific district regulations and other regulations should be consulted to identify additional standards and regulations, and clarifications of the above standards, and all other applicable site development provisions. Where this schedule contradicts the text of the ordinance, the ordinance text shall rule. See Article 17 for site development standards regarding planned unit developments.
- b. 1 acre, provided adequate area is available to meet any applicable agricultural buffer requirements. See Section 11.01(D)(4).

- c. 150 feet for a parcel of less than two (2) acres which gains access by a private road or by a public road in a platted subdivision or condominium subdivision.  
200 feet for a parcel of less than two (2) acres which gains access by a major or minor thoroughfare.  
250 feet for a parcel of at least two (2) acres in size but less than five (5) acres in size.  
330 feet for a parcel of five (5) acres or more in size.
- d. Maximum height for farm buildings is 100 feet.
- e. 2 acres if lot gains direct access to a public or private road in a platted or condominium subdivision; otherwise 3 acres.
- f. 150 feet if lot gains direct access to a public or private road in a platted or condominium subdivision; otherwise 250 feet.
- g. 45,000 square feet for two-family dwellings.
- h. *Reserved for future use.* (Amendment 2013-03)
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- j. 10 feet where side yard abuts a Residential District.
- k. 25 feet where rear yard abuts a Residential District.
- l. 1 acre where lot gains direct access to a minor or major thoroughfare.
- m. 200 feet if lot gains direct access to a minor or major thoroughfare.
- n. 30 feet where side yard abuts a Residential or Conservation District.
- o. 30 feet where rear yard abuts a Residential or Conservation District.
- p. 50 feet where side yard abuts a Residential or Conservation District.
- q. 50 feet where rear yard abuts a Residential or Conservation District.
- r. *Reserved for future use.*
- s. On a corner lot, the applicant shall designate to the Zoning Administrator, on an approved plot plan, which road frontage shall be the front yard; and the other road frontage shall be designated a side yard with a 10' minimum setback required.(Amendment 2013-03)