

Section 4.15 Bulk Regulations Tables

4.15.01 *Bulk Regulations for Districts Allowing Residential Use*

The height and minimum lot requirements shall be as follows:

	Use	Minimum Lot area (acres)	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	Max Height (feet)	Max Lot Coverage
A-1 Agricultural Conservation District	Residential Acreages	3 ¹	50	20	50	40	30%
	Residential Subdivision	n/a	n/a	n/a	n/a	n/a	n/a
	Other Permitted Uses	-	50	20	50	65	30%
	Permitted Conditional Uses	-	50	20	50	65	30%
	Accessory Buildings	Footnote 6	50	20	15	40	30%
TA-1 Transitional Agricultural District	Residential Acreages ²	3	40	15	40	35	30%
	Residential Subdivision	3	40	15	40	35	30%
	Other Permitted Uses	-	40	15	40	65	30%
	Permitted Conditional Uses	-	50	20	40	65	30%
	Accessory Buildings	Footnote 6	50	20	15	35	30%
R-1 Rural Residential District	Residential Dwelling	1	35	12	35	35	30%
	Residential Subdivision ³	10,000 sq.ft. per unit	35	12	35	35	30%
	Townhomes ³	6,000 sq.ft.per unit	25	10 ⁴	25	35	40%
	Other Permitted Uses	-	35	12	35	35	30%
	Permitted Conditional Uses	Footnote 5	35	12	35	35	30%
	Accessory Buildings	Footnote 6	50	10	10	35	30%
R-2 Urban Residential District	Residential Subdivision ³	8,500 sq.ft.	25	10	25	35	30%
	Multi-Family Dwellings ³	4,000 sq.ft. per unit	25	10 ⁴	25	35	40%
	Other Permitted Uses	-	45	15	15	25	30%
	Permitted Conditional Uses	Footnote 5	45	15	15	25	30%
	Accessory Buildings	Footnote 6	50	10	10	25	30%

4.15.02 *Bulk Regulations for 'Other' Districts:*

- 1 At an overall density of four non-farm residences per quarter section.
- 2 At an overall density of twelve non-farm residences per quarter section.
- 3 For residential developments having centralized water and a centralized sanitary sewer system but not on a municipal system.
- 4 The side yard along the common wall of a town home shall be 0 feet. The common wall shall be along the adjoining lot line.
- 5 Lot width and lot area may vary from use for use, however, the BOA reserves the right to require stricter criteria.
6. Minimum four (4) acres required for an "Accessory Building" to be built without a primary structure.

The height and minimum lot requirements shall be as follows:

	Use	Minimum Lot area (acres)	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	Max Height (feet)	Max Lot Coverage
A-2 Agricultural Business District	Permitted Uses (with private well and private septic)	1	25	25	25	45	
	Permitted Uses (with public water and/or public sewer)	7200 sq. ft.	25	5	25	45	
	Conditional Uses (with private well and private septic)	1	25	15	15	45	
	Conditional Uses (with public water and/or public sewer)	7,200 sq. ft.	25	15	15	45	
	Accessory Building		85	15	15	25	
C-1 Commercial District	Permitted Uses (with private well and private septic)	1	25	25	25	45	30%
	Permitted Uses (with public water and/or public sewer)	7,200 sq. ft.	25	5	25	45	30%
	Conditional Uses (with private well and private septic)	1	25	15	15	45	30%
	Conditional Uses (with public water and/or public sewer)	7,200 sq. ft.	25	15	15	45	30%
	Accessory Building		85	15	15	25	
I-1 Limited Industrial District	Permitted Uses (with private well and private septic)	1	25	25	25	45	30%
	Permitted Uses (with public water and/or public sewer)	7,200 sq. ft.	25	5	25	45	40%
	Conditional Uses (with private well and private septic)	1	25	15	15	45	30%
	Conditional Uses (with public water and/or public sewer)	7,200 sq. ft.	25	15	15	45	30%
	Accessory Building		85	15	15	25	

	Permitted Uses (with private well and private	1	25	25	25	45	30%

I-2 Heavy Industrial District	septic)						
	Permitted Uses (with public water and/or public sewer)	7,200 sq. ft.	25	5	25	45	40%
	Conditional Uses (with private well and private septic)	1	25	15	15	45	30%
	Conditional Uses (with public water and/or public sewer)	7,200 sq. ft.	25	15	15	45	30%
	Accessory Building		85	15	15	25	

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