

DIVISION 2. SCHEDULE OF REGULATIONS

**Sec. 78-296. Area, height, bulk and placement requirements for all zone districts.**

Zoning Districts	Lot(i) Minimums		Maximum Building Height		Maximum Coverage of Lot by All Buildings (percent)	Minimum Setback Measured From Lot Line (feet)				Minimum Usable Floor Area Per Unit (square feet)
	Area (square feet)	Width (feet)	In Stories	In Feet		Side Yards			Rear Yard	
						Front Yard	Least One	Total of Two		
R-1 single-family residential	8,000(a)	65(a)	2 1/2	30	(j)	30(d)	5	13	35	(b)
R-2 single-family residential	10,000(a)	75(a)	2 1/2	30	(j)	35(d)	8	16	35	(b)
R-3 multiple-family	(c)	100	2 1/2	35	30	35(d)	8	16	35	(c)
CS community service	—	—	2	15	—	35(d)	10	25	20	—
P parking	—	60	1	25	—	10(d),(h)	5(h)	10(h)	10(h)	—
O-1 office	—	—	2	20	—	25(d)	10(g)	20	30	—
C-1 neighborhood commercial	—	—	1	20	—	25(d)	20(g)	40	25	—
C-2 general commercial	—	—	2	30	—	25(d)	10(g)	20	25	—
I-1 limited industrial	—	—	1	30	—	25(d)	20	50	50	—

Note: see section 78-297, pertaining to notes to the schedule, for specifications assigned to lettered subsections.

(Ord. No. 54A, § 13.01, 11-11-1987; Ord. No. 294, § 1, 11-12-2008)

**Sec. 78-297. Notes to schedule of regulations.**

(a) In the case of lots platted of record in the office of the register of deeds for the county, at the effective date of the ordinance from which this chapter is derived, where there is insufficient lot area to permit compliance with the minimum requirements of this division, the minimum requirements shall be as follows:

Zoning District	Lot Minimums		Maximum Coverage of Lot by All Buildings (percent)	Minimum Setback Measured From Lot Line (feet)				Minimum Floor Area per Unit (square feet)
	Area (square feet)	Width (feet)		Side Yards			Rear Yard	
				Front Yard	Least One	Total of Two		
R-1	5,000	50	(j)	30	5*	13*	30**	See below**
R-2	6,000	55	(j)	35	5*	13*	30**	See below**

\*The smaller required side yard shall be along the right-hand lot line as viewed from the street along the front lot line.

\*\* Minimum floor area of the first floor in square feet (i.e., above ground level floor).

Zoning District	One-Story Dwelling	1 1/2-Story Dwelling	Two-Story Dwelling
R-1	950	925	875
R-2	1,075	975	900

(b) Minimum floor area of the first floor in square feet (i.e., above ground level floor).

<i>Zoning District</i>	<i>One-Story Dwelling</i>	<i>1 1/2-Story Dwelling</i>	<i>Two-Story Dwelling</i>
R-1	1,000	970	900
R-2	1,200	1,050	1,000

(c) Minimum land area per dwelling unit for R-3 district.

<i>Number of Bedrooms</i>	<i>Minimum Land Area Per Unit (square feet)</i>	<i>Minimum Floor Area Per Unit (square feet)</i>
Efficiency unit	6,000	600
One-bedroom unit	6,000	600
Two-bedroom unit	7,000	800
Three-bedroom unit	8,000	1,000

(d) Front yard setbacks are measured from the edge of the existing or planned right-of-way or, in case of a lake lot, from the defined front lot lines. Where a parcel or lot is at an intersection, the setback shall be measured from the maximum requirement for the district considering each side as a front yard area. Within the Lakefront Setback Overlay District 1, the setback from the lake shall be as set forth in section 78-603.

(e) Side yards adjacent to any one-family residential district shall be a minimum of 25 feet.

(f) Spacing of multiple dwellings shall be controlled by the following schedule:

<i>Building Relationship</i>	<i>Overall Distance Between Buildings (feet)</i>
Front to front	60
Front to rear	60
Rear to rear	60
Rear to side	45
Side to side	20
Corner to corner	15

Parking may be permitted in up to 50 percent of the required yard, provided that there shall be at least 20 feet of yard space between such parking area and the multiple-family building.

(g) No side yards are required along interior lot lines, except as required by the building code, provided that walls so located shall be solid and shall not contain any windows, doors or any other openings. On exterior lot lines the minimum setbacks shall be maintained.

(h) Other yard and parking requirements.

(1) *Side and rear yards.* Where the P district is contiguous to the side and/or rear lot lines of premises within a residentially-zoned district, the required wall shall be located along such lot line.

(2) *Front yards.* Where the P district is contiguous to a residentially-zoned district which has a common frontage on the same block with residential structures, or wherein no residential structures have been yet erected, there shall be a setback equal to the required residential setback for such residential district, or a minimum of 35 feet, or whichever is the greater. Such area shall be landscaped and properly maintained.

(3) *Parking space layout, standards, construction and maintenance.* P vehicular parking districts shall be developed and maintained in accordance with the parking requirements of article V of this chapter.

(4) *Location.* No parking structure shall be erected closer than 40 feet to any residentially-zoned district.

(i) In the case of condominium developments, lot minimums shall mean minimum land area per dwelling unit.

(j) Maximum coverage of lot by all buildings in single-family residential districts.

<i>Zoning Districts</i>	<i>Lot Area (square feet)</i>	<i>Maximum Coverage of Lot by All Buildings</i>
R-1 and R-2	5,000 to 7,999	35 percent
	8,000 to 11,200	2,800 square feet
	11,201 and larger	25 percent
(Ord. No. 54A, § 13.02, 11-11-1987; Ord. No. 226, § 2, 2-9-1994; Ord. No. 294, § 2, 11-12-2008; Ord. No. 322, § 2, 8-13-2014)		

**Secs. 78-298—78-320. Reserved.**

