

City Code 1002.03 Height and Area Requirements

GENERAL SETBACK REQUIREMENTS  
Dwellings, Primary Structures

A: All dwellings, primary structures

DISTRICT	MINIMUM LOT AREA PER FAMILY	MINIMUM LOT FRONTAGE (in feet)	MINIMUM FRONT YARD DEPTH (in feet)	MINIMUM SIDE YARD WIDTH (in feet)	MINIMUM REAR YARD DEPTH (in feet)	MAXIMUM HEIGHT OF BUILDINGS	
						STORIES	FEET
O/R (Allowed as "C"-use '1002.13 subd. 4)	10 Acres	250	50	25	50	2.5	35
S	5 Acres	250	50	25	50	2.5	35
R-I-A	14,000 sq. ft. **	75***	35	8	25	2.5	35
R-1-B	7,500 sq. ft.	60***	35	6	25	2.5	35
R-1-C	32,670 sq. ft.	3/4 Acre*** (150 feet)	35	6	25	2.5	35
R-2	1F--7,500 sq. ft. 2F--3,750 sq. ft.	60	35	6	25	2.5	35
R-3	1F--7,500 sq. ft. 2F--3,750 sq. ft. MF--1,500 sq. ft. EFF--380 sq. ft.	60	35 (5)	6 (1)	25 (5)	3.0	45
C-1	Same as R-3	N/A	5	5 (2)	25	3.0	45
C-2	Same as R-3	N/A	5	5 (2)	25	3.0	45
I	Not allowed		5 (6)	5 (3)	(3)	4.0	60 (4)

\* See '1002.03 subd. 2 (4) for standards, restrictions, etc. regarding antennas, etc.

\*\* Except Scott's/McGovern Addition as set forth on Zoning Map; 9,000 square feet where city water available

\*\*\* Except single lot, where owner of lot does not own other adjacent lots as of date of adoption of Zoning Ordinance, 33 foot frontage will be buildable. Does not apply where lot is sold or transferred prior to building. See '1002.03 subd. 6.

See NOTES below that relate to chart numbers in parenthesis ( ).

## NOTES

- (1) For buildings less than three stories in height. For three story buildings, side yards of 10 feet are required.
- (2) The side yard setback is as set forth, except that a side yard of not less than seven feet shall be provided on the side of lot abutting a residential district.
- (3) No rear yard required and the side yard setback is as set forth; except, that a side yard of not less than 7 feet and a rear yard of not less than 25 feet shall be provided on the side or rear of a lot abutting a residential district.
- (4) Whenever any building on a "M-I" District adjoins or abuts a residential district, such building shall not exceed three stories or 40 feet in height, unless it is set back one foot from the required side and rear yard lines for each foot of additional height above 40 feet.
- (5) Front and rear yard requirements in "R-3" District are a minimum of 35 and 25 feet, respectively, except for three story buildings which shall have requirements of 40 and 30 feet, respectively.
- (6) If average depth of the lot is less than 250 feet, the minimum front yard depth required is 10 percent of the average lot depth, but not less than 10 feet.
- (7) No lot of record containing 7,500 square feet or less shall be used except for a single family dwelling or a permitted non-dwelling use.
- (8) To be computed so as to include any highway easements or parts thereof within the original parcel of land.
- (9) The Planning Commission shall make findings on each of these requirements as seen in light of the individual development, the site, and surrounding developments.