

§ 363-30. Area and yard requirements. [Amended 12-11-1991 by Ord. No. 15-91; 6-27-2018 by Ord. No. 2018-04; 11-28-2018 by Ord. No. 2018-11]

Principal Building (minimum)	Detached Dwelling A	Detached Dwelling R-1	Detached Dwelling R-2
Lot area	5 acres ¹	3 acres	22,000 square feet ^{1,3}
Lot size averaging	3 acres	1 acre	—
Lot frontage	75 feet	50 feet	
Lot width	300 feet	150 feet	110 feet
Lot depth	300 feet	200 feet	150 feet
Side yard:			
Both	105 feet ²	52.5 feet ²	44 feet ²
Each	25 feet ²	25 feet ²	20 feet ²
Front yard	50 feet ²	50 feet ²	50 feet ²
Rear yard	50 feet ²	50 feet ²	50 feet ²

NOTES:

- ¹ See Article VI of Chapter 361 for steep slope development provisions.
- ² Enclosures for livestock shall conform to § 363-24A.
- ³ In a major subdivision employing the use of open space zoning as defined in this chapter, all lots may be reduced in area in accordance with the provisions of Chapter 361 concerning cluster/open space zoning.

A. Accessory buildings and structures in an A Zone must adhere to the following:

- (1) An accessory building or structure in an A Zone shall not be located in any required front yard. Nor shall it be located in front of any principle structure.
- (2) Accessory buildings and/or structures shall conform to the following requirements:

Accessory Building Requirements (minimum)	Lot Size: <1 Acre	Lot Size: 1-5 Acres	Lot Size: 5-10 Acres	Lot Size: 10+ Acres
Accessory structure size (maximum) (square feet)	800	1,200	1,600	2,000
Distance to street line (feet)	45	50	50	50
Distance to property line (feet)	15	20	25	25
Distance to principal building (feet)	10	10	10	10

Accessory Building Requirements (minimum)	Lot Size: <1 Acre	Lot Size: 1-5 Acres	Lot Size: 5-10 Acres	Lot Size: 10+ Acres
Distance to other accessory building (feet)	6	8	10	10
Building height (feet)	18	24	24	24

B. Accessory buildings and structures in R-1 Zone must adhere to the following:

- (1) An accessory building or structure in an R-1 Zone shall not be located in any required front yard. Nor shall it be located in the front of any principal structure.
- (2) Accessory buildings and/or structures shall conform to the following requirements:

Accessory Building Requirements (minimum)	Lot Size: <1 Acre	Lot Size: 1-3 Acres	Lot Size: 3-10 Acres	Lot Size: 10+ Acres
Accessory structure size (maximum) (square feet)	600	800	1,000	2,600
Distance to street line (feet)	45	50	50	50
Distance to property line (feet)	15	18	25	25
Distance to principal building (feet)	10	10	10	10
Distance to other accessory building (feet)	6	8	10	10
Building height (feet)	18	24	24	24

C. Accessory buildings and structures in R-2 Zone must adhere to the following:

- (1) An accessory building or structure in an R-2 Zone shall not be located in any required front yard. Nor shall it be located in the front yard of any principal structure.
- (2) Accessory buildings and/or structures shall conform to the following requirements:

Accessory Building Requirements (minimum)	Lot Size: <22,000 Square Feet	Lot Size: 22,000 Square Feet-1 Acre	Lot Size: 1-3 Acres	Lot Size: 3+ Acres
Accessory structure size (maximum) (square feet)	400	600	800	1,000
Distance to street line (feet)	40	45	50	50
Distance to property line (feet)	15	18	20	20
Distance to principal building (feet)	10	10	10	10

Accessory Building Requirements (minimum)	Lot Size: <22,000 Square Feet	Lot Size: 22,000 Square Feet-1 Acre	Lot Size: 1-3 Acres	Lot Size: 3+ Acres
Distance to other accessory building (feet)	6	6	8	10
Building height (feet)	15	18	24	24