

Existing Zoning District Category	RESIDENTIAL ZONING DISTRICTS										BUSINESS ZONING DISTRICTS			INDUSTRIAL ZONING DISTRICTS			OTHER ZONING DISTRICTS			
	RD	RD-1	RD-2	RD-3	RD-4	RD-5	RD-6	RD-7	RD-8	RD-9	CB-1	CB-2	CB-3	CB-4	CB-5	CB-6	CB-7	CB-8	CB-9	CB-10
Purpose of the Zoning District	Road Development District (New Large-Lot)	Single Family Residential	Single Family Residential	Mixed Residential Low Density	Mixed Residential High Density	Mobile Home District	Discretionary Mixed Use	Corridor Mixed Use	Institutional	Business Park	Light Industrial	General Industrial	Heavy Industrial	Agriculture	Parks and Recreation	Conservation District	Intervenor Outdoor Activity			
Minimum Building Area (sq ft)	87,120	12,500 (5,000)	5,000	5,000 (single-family) 12,000 (two-family) 7,000 (single-family) 12,000 (two-family) (5,000 or 1,000)*	60% (single & conventional), 40% building & structures (Two-family) (20%)	2 acres (5,000)	0 (None)	27,750/9,000 (5,000)	8,000	20,000 or 30,000	21,780 (20,000 or 10,000)	21,780 (20,000 or 10,000)	1 Acre	1 Acre	1 Acre	None	1 Acre			
Minimum Lot Width at Front Setback Line (ft)	270	90 (60)	50	75/50 (20 or 25)*	50 (single-family) 60 (Two-family) (20 or 25)	50	0 (0)	90/60 (10 or 25)	60 or 25	90 (20 or 5)	90 (20 or 5)	90 (20 or 5)	100	100	100	None	100			
Minimum Lot Depth (ft)	100	100 (None)	None	100/100 (None)	100 (None)	None	0 (None)	100 (None)	None	None	100 (None)	100 (None)	None	None	None	None	None	None		
Minimum Lot Frontage or Right-of-Way	30	30	30	30	30	30	0	50	50	50	50	50	50	50	50	50	50	None	50	
Minimum Floor Area (square feet by unit type)	None	None	None	6000 (two-family) 6000 (two-family) 6000 (two-family) 6000 (two-family)	7000 (two-family) 6000 (two-family)	None	None	None	None	None	None	None	None	None	None	None	None	None	None	
Minimum Lot Area per unit (square feet)	None	None	None	None	None	1000 (None)	None	None	None	None	None	None	None	None	None	None	None	None	None	
Minimum Unit Count	None	None	None	None	None	10 (None)	None	None	None	None	None	None	None	None	None	None	None	None	None	
Principal Building Setbacks																				
Minimum Front Street Setback (feet) Minimum Front Yard Setback	35	30 (20)	Front: 20, Alley: 10	25/20 (20)	25 (single-family) 30 (Two-family) (20 or 25)	20 (20)	0 (Min: 5, Max: 10)	30 (may be used for parking development) / 30 (20)	20	20	20 *	20 *	20	35	20	None	30			
Minimum Street Side Setback - Corner (feet) Minimum Street Side Yard Setback	35	25 (20)	Front: 20, Alley: 10	25/20 (20)	25 (20)	20 (20)	None, provided plan commission grants an exception to the vision diagram, signage requirements, * (Min: 5, Max: 10)	30/30 (20)	20	20	20 *	20 *	20	35	20	None	30			
Minimum Porch Setback - Front and Street Side Yard		10	10	10	10	10	NA	NA	10	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
Minimum Front-Loaded Garage Setback		Even with or behind principal building	Even with or behind principal building	Even with or behind principal building	Even with or behind principal building	Even with or behind principal building	Even with or behind principal building	Even with or behind principal building	Even with or behind principal building	Even with or behind principal building	Even with or behind principal building	Even with or behind principal building	Even with or behind principal building	Even with or behind principal building	Even with or behind principal building	NA	NA	Even with or behind principal building		
Minimum Side Yard Setback - Interior (feet)*	100	10 (0)	5	30% of lot width at building line (0 or 40)	6 feet on either side, both side yards shall total no less than 10 feet (single-family) 10 (Two-family) (5 or 10)	20 (5)	None, provided a minimum of ten feet is provided from existing buildings unless they share a party wall. (Min: 5, Max: 10)	20 feet, Interior side setbacks may be reduced to zero where buildings share a party wall, provided conditional use approval has been granted. (10 or 0)	10 or 0	25 or 0	25 or 0	25 or 0	20	30	20	None	30			
Minimum Rear Yard Setback (feet)	35	30 (20)	Front: 20, Alley: 10	25/20 (20)	20 (single-family) 30 (Two-family) (20 or 25)	20 (20)	0 * (Min: 5, Max: 10)	20/20 (20)	20	20	20 *	20 *	20	35	20	None	30			
Maximum Building Height (feet)	50	35 (15 and 2.5 stories)	35 and 2.5 stories	30/30 (15 and 3 stories)	30 (single) 30 (Two-family) (5 and 4 stories)	35 and 2.5 stories	40 (Min: 10 and 4 stories, Max: 30 and 15 stories)	30/30 (10 and 4 stories)	40 and 4 stories	40 and 4 stories	40 * (10 and 4 stories)	40 * (10 and 4 stories)	40 and 4 stories	50	45 and 3 stories	None	40 and 4 stories			
Accessory Building Requirements ¹		0	0 (See Building Code)	See Building Code	0/30 (See Building Code)	0 (See Building Code)	0 (See Building Code)	0 (See Building Code)	0 (See Building Code)	0 (See Building Code)	0 (See Building Code)	0 (See Building Code)	0 (See Building Code)	0 (See Building Code)	0 (See Building Code)	0 (See Building Code)	0 (See Building Code)	0 (See Building Code)	0 (See Building Code)	0 (See Building Code)
Minimum Building Separation (accessory or principal structure)	Not permitted ¹⁰	Not permitted ¹⁰	Not permitted ¹⁰	Not permitted ¹⁰	Not permitted ¹⁰	Not permitted ¹⁰	Not permitted ¹⁰	Not permitted ¹⁰	Not permitted ¹⁰	Not permitted ¹⁰	Not permitted ¹⁰	Not permitted ¹⁰	Not permitted ¹⁰	Not permitted ¹⁰	Not permitted ¹⁰	Not permitted ¹⁰	Not permitted ¹⁰	Not permitted ¹⁰	Not permitted ¹⁰	Not permitted ¹⁰
Minimum Front Yard and Street Side Yard Setback (for accessory structure)	Not permitted ¹⁰	Not permitted ¹⁰	Not permitted ¹⁰	Not permitted ¹⁰	Not permitted ¹⁰	Not permitted ¹⁰	Not permitted ¹⁰	Not permitted ¹⁰	Not permitted ¹⁰	Not permitted ¹⁰	Not permitted ¹⁰	Not permitted ¹⁰	Not permitted ¹⁰	Not permitted ¹⁰	Not permitted ¹⁰	Not permitted ¹⁰	Not permitted ¹⁰	Not permitted ¹⁰	Not permitted ¹⁰	Not permitted ¹⁰
Minimum Side Yard Setback (for accessory structure)	Not permitted ¹⁰	Not permitted ¹⁰	5	Not permitted ¹⁰	Not permitted ¹⁰	Not permitted ¹⁰	Not permitted ¹⁰	Not permitted ¹⁰	Not permitted ¹⁰	Not permitted ¹⁰	Not permitted ¹⁰	Not permitted ¹⁰	Not permitted ¹⁰	Not permitted ¹⁰	Not permitted ¹⁰	Not permitted ¹⁰	Not permitted ¹⁰	Not permitted ¹⁰	Not permitted ¹⁰	Not permitted ¹⁰
Minimum Rear Yard Setback (for accessory structure)	5	5 (5)	5	5/5 (5)	20 (single-family) 30 (Two-family) (5)	20 (5)	0 (0)	20/20 (5)	5	5	20 (5)	20 (5)	20	5	5	5	None	10		
Maximum Building Height (for accessory structure)	20	20 (10 or 25)*	20 or 25*	20/20 (10 or 25)*	20 (10 or 25)*	20 (10 or 25)*	20* (20)	20* (20) (25)	25	40	20* (40)	20* (40)	40	50	45	None	40			
Accessory Building Requirements																				
Minimum Perimeter Setback - Side or Rear	3	3	3	3	3	3	0	3	3	3	3	3	3	3	3	3	3	3	3	3
Minimum Perimeter Setback - Right of Way	10	10	10	10	10	10	0	10	10	10	10	10	10	10	10	10	10	10	10	10

Existing Footnotes:

- A conditional use may be issued for a zero lot line dwelling. "Zero lot line dwelling" means a single structure consisting of two residential dwelling units which exist on two lots (that are created upon completion of construction of the single structure) that have a property line along a common wall where the residential dwelling units meet and are attached.
- Minimum setbacks, provided building does not exceed 30 feet in height. For buildings exceeding 30 feet in height, the minimum front yard and the minimum interior side yard shall be increased by one foot for each two feet or fraction thereof by which the building height exceeds 30 feet.
- Where a CBD-1 commercial lot abuts a residential district, the rear and side yard minimum requirements shall be those of the CBD-1 district.
- Any party desiring a zero setback as set forth above must first obtain a conditional use permit, regardless if the use is permitted or conditional.
- Side yards: Buildings over two stories in height shall require five feet for each additional story in addition to the required minimum side yards.
- Height, area and setback requirements. There are no height, area and setback requirements. For conditional uses, they shall be established during the conditional use process.
- Detached accessory structures shall not cover more than 35 percent of the rear yard nor shall they cause the district lot coverage limits to be exceeded, unless conditional use approval is granted.
- No part of a detached accessory structure shall be located within the required side yard.
- No accessory structure shall exceed 20 feet in height except in nonresidential districts where they are permitted upon prior approval of the plan commission, but shall not in any case exceed the height of the principal building.
- No accessory structure shall be located in the front yard.

New Footnotes: *20' meeting accessory structure setbacks, 25' meeting principal structure setbacks. No detached accessory structure shall be taller than the principal structure on site.
 **9' for shared lot line situations