
Sec. 44-241. Area, yard, and height requirement.

(a) *Minimum lot size and minimum yard requirements.*

(1) *R-1 single-family residential district.*

- a. Minimum lot size: 15,000 square feet.
- b. Minimum lot size per dwelling: 15,000 square feet.
- c. Minimum lot width: 90 feet.
- d. Minimum front setback from a primary street: 35 feet.
- e. Minimum front setback from other streets: 30 feet.
- f. Minimum distance from side lot lines: Ten feet.
- g. Minimum distance from rear lot line: 20 feet.
- h. Maximum height of structures: 35 feet.

(2) *R-2C residential district.*

- a. Minimum lot size: 7,500 square feet.
- b. Minimum lot size per dwelling: 7,500 square feet.
- c. Minimum lot width: 50 feet.
- d. Minimum front setback from a primary street: 25 feet.
- e. Minimum front setback from other streets: 20 feet.
- f. Minimum distance from side lot lines: Five feet.
- g. Minimum distance from rear lot line: 20 feet.
- h. Maximum height of structures: 35 feet.

(3) *R-2 residential district.*

- a. Minimum lot size: 7,500 square feet.
- b. Minimum lot size per dwelling: 7,500 square feet.
- c. Minimum lot width: 65 feet.
- d. Minimum front setback from a primary street: 35 feet.
- e. Minimum front setback from other streets: 30 feet.
- f. Minimum distance from side lot lines: Ten feet.
- g. Minimum distance from rear lot line: 20 feet.
- h. Maximum height of structures: 35 feet.

(4) *R-3 residential district high density.*

- a. Minimum lot size: 43,560 square feet.
- b. Minimum lot size per dwelling: 5,000 square feet.
- c. Minimum lot width: 100 feet.

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- d. Minimum front setback from primary street: 35 feet.
 - e. Minimum front setback from other streets: 30 feet.
 - f. Minimum distance from side lot lines: 20 feet.
 - g. Minimum distance from rear lot line: 20 feet.
 - h. Maximum height of structures: 35 feet.
- (5) *R-4 mixed use/residential district high-density.*
- a. Minimum lot size: 21,780 square feet.
 - b. Minimum lot size per dwelling: 3,600 square feet.
 - c. Minimum lot width: 100 feet.
 - d. Minimum front setback from a primary street: Five feet.
 - e. Minimum front setback from other streets: Five feet.
 - f. Minimum distance from side lot lines: Five feet.
 - g. Minimum distance from rear lot line: Five feet.
 - h. Maximum height of structures: 75 feet.
- (6) *Manufactured home parks.* (See regulations in article V of this chapter.)
- a. Minimum area required for park: Five acres.
 - b. Minimum size of each home space: 3,000 feet.
 - c. Minimum front setback of park from all streets: 50 feet.
- (7) *C-1 central business district (old downtown district).* There is no minimum lot size, lot width, setbacks, side, or rear lot minimums, but there is a maximum height restriction of 65 feet.
- (8) *C-2, commercial districts, and C-N neighborhood district.* There is no minimum lot size, lot width or minimum lot size for each structure, but the following setbacks are required:
- a. Minimum distance from a street when front parking is provided: 40 feet.
 - b. Minimum distance from a street when no front parking is provided: 20 feet.
 - c. Minimum distance from side lot lines when abutting a residential district: 20 feet.
 - d. Minimum distance from side lot lines when not abutting a residential district: Ten feet.
 - e. Minimum distance from rear lot lines when abutting a residential district: 20 feet.
 - f. Minimum distance from rear lot lines when not abutting a residential district: Ten feet.
 - g. Maximum height of structures: 35 feet.
- (9) *O-1 office-institutional district.*
- a. Minimum lot size: 7,500 square feet.
 - b. Minimum lot width: 60 feet.
 - c. Minimum front setback from a primary street: 35 feet.
 - d. Minimum front setback from other streets: 30 feet.
 - e. Minimum distance from side lot lines: Ten feet.

f. Minimum distance from rear lot line: 20 feet.

g. Maximum height of structures: 35 feet.

(10) *G general industrial district.*

a. Minimum lot size: 7,500 square feet.

b. Minimum lot width: 100 feet.

c. Minimum front setback from a primary street: 40 feet.

d. Minimum front setback from other streets: 30 feet.

e. Minimum distance from side lot lines when abutting a residential district: 40 feet.

f. Minimum distance from side lot lines when not abutting a residential district: 15 feet.

g. Minimum distance from rear lot lines when abutting a residential district: 40 feet.

h. Minimum distance from rear lot lines when not abutting a residential district: 15 feet.

i. Maximum height of structures: 35 feet.

(11) *H-1 heavy industrial district.*

a. Minimum lot size: 87,120 square feet.

b. Minimum lot width: 100 feet.

c. Minimum front setback from a primary street: 40 feet.

d. Minimum front setback from other streets: 30 feet.

e. Minimum distance from side lot lines when abutting a residential district: 100 feet.

f. Minimum distance from side lot lines when not abutting a residential district: 15 feet.

g. Minimum distance from rear lot lines when abutting a residential district: 100 feet.

h. Minimum distance from rear lot lines when not abutting a residential district: 15 feet.

i. Maximum height of structures: 50 feet.

(b) *Setback requirements for outdoor advertising signs.* The minimum yard requirements set out in subsection (a) of this section shall apply to outdoor advertising signs. Any outdoor advertising sign must be erected in an area properly zoned commercial or industrial and must be permitted by the state department of transportation, if required by state law.

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