

1. General compliance with district regulations. The regulations established by this article within each zoning district shall be minimum regulations and shall apply uniformly to each class and kind of structure or land, and in accordance with the following:
  1. Conformity with district required. No building, structure or land shall hereafter be used or occupied, and no building or structure or part thereof shall hereafter be erected, reconstructed, enlarged or structurally altered except in conformity with all of the regulations herein specified for the zoning district in which it is located.
  2. Height and lot coverage to conform with district regulations. No building or other structure shall hereafter be erected, reconstructed, enlarged or structurally altered to exceed the height or to occupy a greater percentage of the lot area which is prescribed for the district in which it is located.
  3. Height and area exceptions. The regulations contained herein relating to the height of buildings or structures and the size of yards and other open spaces shall be subject to the following exceptions:
    - A. Chimneys, noncommercial television receiving antennas and satellite dishes as part of a residential development or use are hereby exempted from the height regulations as established herein.
    - B. Church steeples or spires, belfries, cupolas, cooling towers, tanks, water towers, microwave radio and television relay or broadcasting towers, masts or aerials and necessary mechanical appurtenances are hereby excepted from the height regulations as established herein; provided, a specific use permit or variance is granted when the maximum height allowed in the zoning district is exceeded.
    - C. When a lot has an area less than the minimum number of square feet, lot width or lot depth as required for the district in which it is located, and was of record as such at the time of the passage of this article, the lot may be continued to be occupied or used and nothing herein shall prohibit the erection of a single-family dwelling. However, no building or structure shall be erected, reconstructed, enlarged or structurally altered on the nonconforming lot unless a variance has been granted to do so.
    - D. An open, uncovered porch or paved terrace may project into a required front, back or side yard setback for a distance of not more than 10 feet, but shall not be interpreted to include or permit fixed canopies.
  4. Yards to conform with district regulations. No building or other structure shall have narrower or smaller rear yards, front yards, side yards or other open spaces than herein required or in any other manner be contrary to the provisions of these regulations unless existing at the time of passage of this article, in which case they shall not be further reduced in size without a variance.
  5. No yard or other integral component required for any building shall be counted twice. No part of a yard or other open space, off-street parking or loading space required in connection with any building for the purpose of complying with these zoning regulations shall be included as a part of a yard, open space, off-street parking or loading space similarly required for any other building.
  6. Visibility at intersections required. On a corner lot, nothing shall be erected, placed, planted or allowed to grow in such a manner as materially to impede vision between a height of 2-1/2 feet to 10 feet above ground level measured from 30 feet from the corner intersection.
  7. Access to structures. Every building hereafter erected or moved shall be on a lot adjacent to a public street, or with access to an approved private street; and all structures shall be so located on lots as to provide safe and convenient access for servicing, fire protection and required off-street parking.
  8. Refuse containers prohibited in front or side yard of business. Refuse containers or dumpsters shall not be located in the front or side yard of any business establishment or property zoned for commercial or industrial use. This restriction shall not apply in cases where compliance would cause the containers to be inaccessible to refuse collection vehicles. For the purposes of this restriction, the city administrator shall determine after reasonable investigation whether the container is so accessible or not.
  9. Number of dwellings per lot restricted. No more than one dwelling shall be permitted on any lot of record which is zoned as an R-1 district and on any lot in the MH district subdivided for a single manufactured home. Single dwelling and duplex cabins, triplex and fourplex cabins are allowed in the R-2m District. R-4 and B-1 Districts may have multiple dwellings of any configuration.
2. Schedule of district regulations.
  1. Regulations. The following table of district regulations is hereby adopted and shall be considered as part of each applicable zoning district regulation as hereafter described in this article:

### **Schedule of District Regulations**

Area Regulations	R-1	R-2	R-2m	R-3	R-4	MH	B-1	B-2	B-3	I	P&R
Minimum lot area (sq. ft.)	6,600	(A) (H)	(A) (H)	(B) (H)	(B) (H)	(C)	3,000	N/A	N/A	N/A	N/A
Minimum lot width (ft.)	60	60	60	60	50	40* 60**	25	25	N/A	N/A	25
Minimum lot depth (ft.)	110	110	110	110	120	75* 100**	120	N/A	N/A	N/A	N/A
Minimum front yard setback (ft.)	25	25	25	25	25	25* 25**	(D)	(D)	N/A	20	(D)
Minimum front yard setback - Major street (ft.)	35	35	35	35	35	25* 25**	(D)	(D)	N/A	N/A	(D)
Minimum side yard setback (ft.)	7	7	7	7	7	6* 6**	(E)	(E)	N/A	(E)	(E)
Minimum side yard setback - Corner lot	25	25	25	25	25	25* 25**	20	20	N/A	20	20
Minimum rear yard setback (ft.)	25	25	25	25	25	20* 25**	(F)	(F)	N/A	(F)	(F)
Maximum height (stories)	2.5	2.5	2.5	2.5	3	1.5	3	8	8	8	2.5
Height of structure (ft.)	35	35	35	35	45	25	45	100	100	100	35
Maximum lot coverage	40%	40%	40%	40%	40%	50%	N/A	N/A	N/A	50%	N/A
Minimum Living Area- Excluding Garage	1,000	800	550	550	550	N/A* 450**	550	N/A	N/A	N/A	N/A

Notes:

\*Pertains to mobile home park.

\*\*Pertains to individually owned mobile home lots.

2. Notes.

- A. The minimum lot area for the R-2 and R-2m districts is 6,600 square feet for a single-family unit, 7,500 square feet for a two-family unit. R-2m district allows additional units and requires 3000 square feet for each unit in excess of two.
- B. The minimum lot area for the R-3 district is 6,600 square feet for a single-family unit, 7,500 square feet for a two-family unit and 1,500 square feet for each additional unit in excess of 2.
  - i. For mobile home lots which are individually owned, the minimum lot area shall be 6,000 square feet when a public sewer system is available. When septic tanks are used, the square footage of the lot area shall be the size specified by the state agency that monitors wastewater systems.
  - ii. For mobile home parks, the minimum lot area shall be at least 3 times larger than the mobile home to be placed thereon and in no event less than 3,000 square feet in area when a public sewer system serves the park. Where no public sewer system is available and septic tanks are used for sewerage disposal, the minimum lot area shall be the size specified by the state agency that monitors wastewater systems.
- C. No front yard or setback is required, except where a lot adjoins a residential district or lot, in which the front yard in the commercial district shall be provided for a distance of not less than 25 feet from the boundary of the residential district or lot.
- D. No side yard shall be required, except that a side yard of not less than 6 feet in width shall be provided on the side of a lot adjoining a residential district.
- E. No rear yard required, except that a rear yard of not less than 15 feet in depth shall be provided upon that portion of a lot abutting upon a residential district or lot.
- F. The minimum living area per unit shall be 500 square feet for an efficiency, 650 square feet for 1 bedroom, 800 square feet for 2 bedrooms, and 900 square feet for 3 bedrooms. However, the average living area for all units within a building must be a minimum of 800 square feet.
- G. Where irregularly shaped lots occur on curves on a street and in cul-de-sacs, the minimum lot width requirement shall be based not on any one measurement, but on the average lot width. That portion of such a lot fronting a street must have a minimum width of thirty-five (35').
- H. When the total square foot of living area is equal to or less than 700 square feet, the minimum lot area (sq ft) shall be at least 3000 sq ft. The Front setback must be a minimum of 10 feet from all public rights-of-way, with the exception if a corner lot which should have a 25 ft setback. The Rear setback must be a minimum of 10 ft, and side sets backs should be 7 ft. The maximum lot coverage remains at 40%. This applies to single dwelling only, not applicable to duplexes or other attached multi-family dwelling. All other requirements per the table above are in effect.

(Ordinance 240 adopted 3/15/94; Ordinance adopted 12/8/98; 2007 Code, sec. 155.15; Ordinance 580, secs. 1, 3, adopted 4/12/16; Ordinance 2019.07.08A, secs. 2–4, adopted 7/8/19; Ordinance 2019.11.11B adopted 11/11/19; Ordinance 2020.01.13A, secs. 6–9, adopted 1/13/20)