

Chapter 363. Zoning

Article VI. A Agricultural, R-1 Residence and R-2 Residence Districts

§ 363-30. Area and yard requirements.

[Amended 12-11-1991 by Ord. No. 15-91] 150 feet

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
Accessory building (minimum)			
Distance to street line	50 feet	50 feet	50 feet
Distance to side line:			
If in side yard	25 feet	25 feet	20 feet
If in rear yard	5 feet	5 feet	5 feet
Distance to rear line	5 feet	5 feet	5 feet
Distance to principal building	10 feet	10 feet	10 feet
Distance to other accessory building	6 feet	6 feet	6 feet

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.