

Zoning Code

APPENDIX A: SCHEDULE OF DISCRIT REGULATIONS

<i>Table 1: Schedule of District Regulations*</i>									
<i>Zoning District</i>	<i>Use</i>	<i>Min. Lot Area (sq.ft.)</i>	<i>Min. Lot Width¹</i>	<i>Min. Front Yard</i>	<i>Min. Total Side Yards</i>	<i>Min. Least One Side Yard</i>	<i>Min. Rear Yard</i>	<i>Max. Height</i>	<i>Max. Lot Cover</i>
AG-1 agricultural	-	43,560	165 ft.	50 ft.	40 ft.	20 ft.	35 ft.	35 ft.	30%
R-1 low density residential	-	20,000	150 ft.	40 ft.	35 ft.	15 ft.	35 ft.	35 ft.	30%
R-2 medium density residential	With public sewer	5,000	75 ft.	30 ft.	20 ft.	7 ft.	35 ft.	28 ft.	30%
R-2 medium density residential	Without public sewer	15,000	90 ft.	30 ft.	30 ft.	15 ft.	35 ft.	28 ft.	30%
R-3 high density residential (must have public sewer)	Single-family dwellings	5,000	50 ft.	30 ft.	20 ft.	7 ft.	35 ft.	28 ft.	30%
R-3 high density residential (must have public sewer)	Two-family dwellings	10,000	80 ft.	30 ft.	25 ft.	10 ft.	35 ft.	28 ft.	30%
R-3 high density residential (must have public sewer)	Multi-family dwellings	20,000	100 ft.	30 ft.	40 ft.	20 ft.	35 ft.	35 ft.	40%
C-1 core commercial	-	5,000	50 ft.	5 ft.	- ³	- ³	20 ft. ⁴	35 ft.	-
C-2 commercial resort	-	10,000	80 ft.	20 ft.	20 ft. ⁵	10 ft. ⁵	20 ft. ⁶	35 ft.	-
I-1 industrial	-	15,000	90 ft.	40 ft.	20 ft. ⁷	10 ft. ⁷	20 ft. ⁸	35 ft.	-
Note: *Footnotes are an integral component of this section and shall be read in conjunction with the above table.									

(B) Footnotes to the schedule of district regulations.

¹ Lot width shall be measured at the building setback line. For lots with irregular shapes, the minimum horizontal distance between two side lot lines shall not be less than 75 % of the minimum lot width.

² The following shall be permitted to exceed the height limitations for authorized uses in

the appropriate zoning district.

- (a) Appurtenances to mechanical or structural functions such as chimneys and smoke stacks, water tanks, ventilators and communications towers, provided that these appurtenances shall be approved by the Zoning Administrator.
- (b) Structures for agricultural operations, windmills, flag poles, church steeples, belfries, cupolas, domes and ornamental towers are permitted up to 100 feet, provided that any required yard setback shall be equal to the height of the structure.

³ A 20-foot side yard shall be provided on each side lot line which abuts a residential use or district. The Planning Commission may have the discretion to require this side yard to include a fence or wall or a ten-foot landscaped screen as provided in § 152.068 during the site plan review process.

⁴ A 30-foot rear yard shall be provided when a rear lot line abuts a residential use or district. The Planning Commission may have the discretion to require this rear yard to include a fence or wall or a ten-foot landscaped screen as provided in § 152.068 during the site plan review process.

⁵ A 20-foot side yard shall be provided on each side lot line of a commercial or multi-family use which abuts a residential use or district. This side yard shall include a fence or wall or a ten-foot landscaped screen as provided in § 152.068.

⁶ A 30-foot rear yard shall be provided when a rear lot line of a commercial or multi-family use abuts a residential use or district. This rear yard shall include a fence or wall or a ten-foot landscaped screen as provided in § 152.068.

⁷ (a) A 30-foot side yard shall be provided on each side lot line which abuts a commercial district.

(b) A 50-foot side yard shall be provided on each side lot line which abuts a residential use or district. This side yard shall include a fence or wall or a ten-foot screen provided in § 152.068.

⁸ (a) A 30-foot rear yard shall be provided when a rear lot line abuts a commercial district.

(b) A 40-foot rear yard shall be provided when a rear lot line abuts a residential use or district. This rear yard shall include a fence or wall or a ten-foot landscaped screen as provided in § 152.068. (Ord. A-38, § 5.07, Table 1, passed 10-18-1988) Penalty, see § 152.99

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APPENDIX B: SCHEDULE OF PARKING SPACE REQUIREMENTS

The amount of off-street parking space required by type of use shall be determined in accordance with the following schedule:

<i>Category</i>	<i>Use</i>	<i>Required Parking Spaces</i>
Businesses	Automobile wash establishments	4 per each washing stall, plus 1 per each employee
Businesses	Beauty or barber shops	2 per each 3 beauty or barber chairs, plus 1 per each employee
Businesses	Bowling alleys	6 per bowling lane
Businesses	Dance halls, exhibition halls, pool halls and assembly halls without fixed seats	1 per each 100 sq. ft. UFA
Businesses	Drive-in restaurants	1 per each 50 sq. ft. UFA, plus 1 per each employee with a minimum total of 20 parking spaces
Businesses	Filling stations	2 per each service stall, plus 1 per each employee, plus 1 per each 2 gasoline pumps
Businesses	Kennels	1 per each 400 sq. ft. UFA, plus 1 per each employee
Businesses	Laundromats, coin operated dry cleaning establishments	1 per each 3 washing machines
Businesses	Miniature or "par 3" golf course	3 per each hole, plus 1 per each employee
Businesses	Mortuary establishment	1 per each 50 sq. ft.
Businesses	Motels	1 per each guest bedroom, plus 1 per each employee
Businesses	Outdoor and wholesale sales	1 per each 1,000 sq. ft. UFA, plus 1 per each employee
Businesses	Personal service establishment (not otherwise provided for herein)	1 per each 800 sq. ft. UFA, plus 1 per each employee

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<i>Category</i>	<i>Use</i>	<i>Required Parking Spaces</i>
Businesses	Restaurants (other than drive-in restaurants)	1 per each 100 sq. ft. UFA, plus 1 per each employee
Businesses	Retail stores, except as otherwise specified herein	1 per each 800 sq. ft. UFA, plus 1 per each employee
Industry	Industrial or manufacturing establishments, research establishments	1 per each employee
Industry	Warehouses and storage buildings	1 per each employee, or 1 per each 1,700 sq. ft. GFA (whichever is greater)
Institutional	Churches	1 per 5 seats
Institutional	Family day care centers	1 per 400 sq. ft. UFA, plus 1 per each employee
Institutional	Hospitals	2 per 3 beds, plus 1 per each employee
Institutional	Libraries, museums, public office buildings, post offices	1 per 400 sq. ft. UFA, plus 1 per each employee
Institutional	Marinas, harbors, launching ramps and related facilities	1 per each berth, plus 12 per each boat launch, plus 1 per each employee
Institutional	Nursing homes	1 per each 4 beds, plus 1 per each staff doctor, plus 1 per each employee
Institutional	Private clubs or lodges	1 per 2 member families or individuals
Institutional	Public golf courses	3 per hole, plus 1 per each employee
Institutional	Schools	1 per employer, plus 1 per each 3 high school students
Institutional	Theaters, auditoriums, assembly halls	1 per 4 seats, plus 1 per each employee

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<i>Category</i>	<i>Use</i>	<i>Required Parking Spaces</i>
Offices	Banks, business and professional offices	1 per each 300 sq. ft. UFA
Offices	Medical clinic and dental clinic	3 per each staff or visiting doctor, plus 1 per each employee
Residential	Multi-family	2 per dwelling unit
Residential	Single- and two-family dwellings	2 per dwelling unit

(Ord. A-38, § 13.04, passed 10-18-1988) Penalty, see §

152.999 *Cross-reference:*

Off-Street Parking and Loading, see §§ 152.085 et seq

