

ARTICLE 14
DISTRICT HEIGHT, AREA AND BULK REGULATIONS

DISTRICT	Maximum Height of Building		Minimum Yard Requirement in Feet			Minimum Lot Dimensions in Feet		Minimum Lot Area in Square Feet
	Feet	Stories	Front Yard (A)	Side Yard (B)	Rear Yard	Width	Depth	
"AG" Agricultural (D)			75	50	50	330 (C)	660 (C)	(10 Acres)
"RR" Rural Residential (D)	35	2 1/2	50	30	50	165 (C)	330 (C)	87,120 (2 Acres)
"R-1" Single Family Residential (D)	35	2 1/2	30	15	20	100	150	20,000
"V-1" Village (D)	35	2 1/2	30	10	20			

(A) ON MAJOR ROADS AND HIGHWAYS ONLY.

(B) A SIDE YARD SHALL BE PROVIDED ON EACH SIDE OF THE LOT. THE DIMENSION GIVEN IS FOR ONE SIDE ONLY.

(C) LOT WIDTH TO LOT DEPTH RATIO SHALL NOT BE GREATER THAN 4:1.

(D) NO BUILDING IS PERMITTED TO BE CONSTRUCTED IN ANY EASEMENT.

NOTE:

New structures must meet setbacks outlined above.

Whenever a new structure is located next to a State &/or County Road, the applicant must make sure that the set back is as follows: One Half (1/2) of the roads right of way plus the front yard (A) requirements listed above. This is for all structures (whether it is the front, side or back of structure abutting the road.)

EXAMPLE: ½ of the right of way is 30 feet add that to the set back of (A) in a RR District which is 50 feet, house would be set back a total of 80 feet from the center of the road.