

Sec. 78-642. - Dimensional requirements.

The dimensional requirements for structures and land in the various zoning districts shall be in accordance with Table 2.

Table 2. Dimensional Requirements										
Districts	Minimum Lot Size 1, 2, 4, 5 (Square Feet)	Density ^{2, 4}		Minimum Yard Setback Requirements in Feet ^{3, 4}						Maximum Height (Feet)
		Minimum Land Area Per Dwelling Unit (multiple units on a single lot) (square feet)	Maximum Number Dwelling Units Per Acre	Front Yard Public Sewer	Side Yard Public Sewer	Rear Yard Public Sewer	Front Yard	Side Yard	Rear Yard	
R-LD Residential	43,560	No more than 2 units per lot	2 (no more than 2 units per lot)	10	10	20	10	10	20	35
R-1 Residential	30,000 (no public sewer) 12,000 (public sewer no public water) 8,000 (public water and sewer)	No more than 2 units per lot	10 (no more than 2 units per lot)	10	7	15	20	10	20	35
R-2 Residential	30,000 (no public sewer) 10,000 (public sewer no public water) 6,000 (public water and sewer)	Minimum lot size shown in column two plus 0 for first additional unit Plus: 3,600 for each additional unit	12	10	7	15	20	10	20	35
R-3 Residential	Same as R-2	Same as R-2	12	10	7	15	20	10	20	35
NS Neighborhood Service	30,000 (no public sewer) 10,000 (public sewer no public water) 5,000 (public water and sewer)	Minimum lot size shown in column two plus 0 for first additional unit Plus: 3,600 for each additional unit	12	10	7	15	20	10	20	35
CS Commercial Service	Same as NS	Same as NS	12	10	10	10	10	10	10	50
EMP Employment	Same as NS	Same as NS	12	20	10	20	20	10	20	90
PS Public Service	Same as NS	Same as NS	12	20	10	20	20	10	20	50
CR Conference Center/Resort	30,000 (no public sewer) 12,000 (public sewer no public water) 8,000 (public water and sewer)	Minimum lot size shown in column two plus 0 for first additional unit Plus: 3,500 for each additional unit	12	20	10	20	20	10	20	50 (plus 1 ft. additional for each additional 5 feet of setback from all property lines up to 100 ft. total)
AI Airport Industry	Same as NS	NA	NA	20	10	20	20	10	20	50
BDM Beaverdam	See Footnote 6 and 8	See Footnote 6 and 8 No more than 1 unit per lot	See Footnote 6 and 8 No more than 1 unit per lot	See Footnote 7 and 8	15	25	See Footnote 7 and 8	15	25	35
OU Open Use	No dimensional requirements except as applied to special uses.									

Footnote 1—The minimum land area for lots not served by public water and/or sewer shall be subject to approval by the county health department to ensure the proper operation of septic tanks and wells. In no case shall minimum lot areas be less than those specified in this table.

Footnote 2—The minimum land area shall be calculated based on that portion of the lot which is under control of and deeded to the property owner, exclusive of road rights-of-way.

Footnote 3—All above-ground portions of the structure, including but not limited to decks, stairs, overhangs which extend 24 inches or greater outside of the footprint of the structure, and other attached heated or unheated spaces must meet the dimensional requirements as set forth in this chapter. Any structure abutting two or more highways, roads, or streets shall maintain minimum "front yard" setbacks on any side of the structure which abuts a street, road, or highway in accordance with the provisions of the district in which the property is situated. The location of the primary entrance of the structure, as determined by the zoning administrator, shall be considered the front, and shall also maintain minimum "front yard" setbacks.

Footnote 4—The minimum yard setback requirements for interior lots and minimum lot size requirements for all lots may be reduced and density may be increased from that listed in table 2 above through the approval of an alternative path hillside development subdivision, a conservation development subdivision, or a community oriented development.

Footnote 5—The dimensional requirements for HUD-labeled manufactured homes (not including manufactured homes in manufactured home parks) are further described in [section 78-678\(b\)\(5\)](#).

Footnote 6—The minimum lot size requirements listed in table 2 above shall not apply to lots created for the provision of infrastructure and/or utilities only; cemetery lots or burial plots; or lots to be permanently dedicated as open space or common area.

Footnotes 7—9: Applicable to Beaverdam Low-Density Residential District (BDM) only.

Footnote 7—Beaverdam Only Development standards:

% Natural Slope	Lot Frontage (Feet)*	Minimum Lot Size (Acres)	Maximum Disturbed	Maximum Impervious Cover (Acres)
			If lot is < 0.75 Acres: 80% of lot	tab
0—9.99 with public water and sewer	100	0.5	If lot is < 0.75 Acres: 80% of lot	0.375
			If lot is 0.75—1 Acres: 75% of lot	
			If lot is > 1 Acre: 0.75 acres	
0—9.99 no public water and sewer	100	1.1	0.75 Acres	0.375
10—14.99 with or without public utilities	100	1.1	0.75 Acres	0.375
15—19.99 with or without public utilities	100	1.5	0.75 Acres	0.375
20—24.99 with or without public utilities	150	2	0.75 Acres	0.375
25—29.99 with or without public utilities	150	2	0.75 Acres	0.375
30—34.99 with or without public utilities	175	2.5	0.75 Acres	0.375
35—39.99 with or without public utilities	175	3	0.75 Acres	0.375
40+ with or without public utilities	200	5	0.75 Acres	0.375
*Minimum lot frontage shall be 75 feet where adjoining a cul-de-sac.				

Footnote 8—Beaverdam Only

% Natural Slope	Minimum Yard Setback Requirements		
	Front Yard From Edge of Road (Feet)	Side Yard (Feet)	Rear Yard (Feet)
0—39.99	35	15	25
40+	15	15	25

Footnote 9—Beaverdam Only

a.

The natural slope is calculated using the following formula:

$$S\% = \frac{0.0023 \times I \times L}{A}$$

Where:

S = Average natural slope of parcel in percent

I = Contour interval of map in feet, with said intervals to be five feet or less

L = Total length of the contour lines within the parcel in feet

A = Area of the parcel in acres

0.0023 = Constant which converts square feet into acres

b.

In addition, applicants may submit an alternate method of slope calculation for consideration. These methods may include, but are not limited to, the following methods: weighted average, slope mapping, other field based techniques, etc.

(Ord. No. 09-12-01, § 1, 12-1-09; Ord. No. 10-05-09, § 1, 5-18-10; Ord. No. 11-04-15, § 1, 4-19-11; [Ord. No. 11-10-06](#), § 1, 10-18-11; [Ord. No. 14-02-02](#), § 2, 2-4-14; [Ord. No. 14-02-14](#), § 2, 2-18-14; [Ord. No. 14-05-02](#), § 2, 5-13-14; [Ord. No. 16-04-13](#), § 2(Exh. A), 4-5-16; [Ord. No. 17-06-09](#), §§ 1, 2, 6-6-17; [Ord. No. 19-04-07](#), § 2(Exh. A), 4-2-19; [Ord. No. 21-05-06](#), § 1(Exh. A), 5-4-21)